



## SUBSTANTIAL ICONIC FREEHOLD WITH MULTIPLE SECURE INCOME STREAMS

### Description

- PREMIUM FREEHOLD INVESTMENT
- MULTIPLE INCOME STREAMS
- LARGE CORNER SITE 465 SQM (APPROX.)

- \* Grand freehold investment with significant upside
- \* Corner Site of 465 sqm (approx.) with combined street frontage of 45 metres (approx.)
- \* Substantial Building Area: 610 sqm (approx.) consisting of 2 retail shops & 3 offices
- \* Leased to multiple high quality tenants
- \* Current combined rent of \$235,000 pa (approx.) + GST
- \* Significant future development (STCA) and rental upside
- \* Commercial 1 Zone
- \* Superb corner location in thriving and dynamic lifestyle precinct undergoing major rejuvenation with the well publicised 'Block Gatwick' project and pride centre (commencing 2019). 35 million dollar re-development of the pride centre
- \* Opposite channel nine 2019 block project "Oslo House"

<b>Area m<sup>2</sup>:</b>	610.00
<b>Land Area m<sup>2</sup>:</b>	465.00
<b>Asking Price:</b>	Contact Agent
<b>Parking:</b>	1
<b>Sale Method:</b>	For Sale

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FOR AN IMMEDIATE INSPECTION CALL US TODAY!