



SUPER PRIME CORNER INVESTMENT

Description

- LONG LEASE TO LONG STANDING TENANT
- PRIME CORNER WITH 3 STREET FRONTAGES
- POTENTIAL FOR ADDITIONAL SIGNAGE INCOME

* Land Area: 254 sqm (approx.) with 3 street frontages

* Massive combined street frontage of 48 metres*

* Superb retail first floor office & basement freehold of some 300 sqm

* Long lease to long standing tenant Natures Secret who have occupied the building since 1999

* Current Rent: \$175,151 pa + GST + outgoings (Note: rent reviews 5% pa)

* Potential for additional income via signage billboard (STCA)

* Superb highly exposed corner in blue chip location

* Long term development potential (STCA)

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

Area m²: 300.00

Land Area m²:

Asking Price: Contact Agent

Parking:

Sale Method: For Sale

Contact:

Michael Ryan

0433 180 199

michaelryan@allardshelton.com.au

Jarrod Nankin

0422 800 228

jarrodnankin@allardshelton.com.au