



## SUPER PRIME CORNER INVESTMENT

### Description

- LONG LEASE TO ESTABLISHED TENANT
- LONG TERM DEVELOPMENT POTENTIAL (STCA)
- POTENTIAL FOR SIGNAGE INCOME (STCA)

\* Land Area: 254 sqm\* 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)

\*approx

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

**Area m<sup>2</sup>:** 300.00

**Land Area m<sup>2</sup>:**

**Asking Price:** Contact Agent

**Parking:**

**Sale Method:** For Sale

### Contact:

**Michael Ryan**

0433 180 199

michaelryan@allardshelton.com.au

**Joseph Walton**

0417 309 347

joewalton@allardshelton.com.au

**James Gregson**

0421 516 480

jamesgregson@allardshelton.com.au