



## A THAI-RIFIC INVESTMENT - LEASED TO ESTABLISHED RESTAURANT

### Description

- Prime & secure waterfront investment
- Land 273sqm\* with rear access
- Leased to established tenant

- Land Area: 273 sqm\* with excellent rear access
- Building Area: 300sqm\* comprising of ground floor restaurant & separately accessed first floor 2 bedroom dwelling
- Lease: Long lease to established tenant at current rental of \$87,599.01\*pa + GST
- Thai restaurant since 1991
- Super prime waterfront investment with future long term development upside in highly sought after location offering significant rental and capital growth potential

INSPECTIONS BY APPOINTMENT ONLY

\*approx

Allard Shelton  
Martin Huang 0416 161 166

In conjunction with Greg Hocking Elly Partners  
Leigh Melbourne 0414 239 986  
Wayne Elly 0410 305 305

**Area m<sup>2</sup>:** 300.00  
**Land Area m<sup>2</sup>:** 273.00  
**Asking Price:** Contact Agent  
**Parking:** Yes  
**Sale Method:** For Sale

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