



## PRIME INVESTMENT IN PRESTON ACTIVITY CENTRE

### Description

- PRIME RETAIL STRIP LOCATION
- LEASED INVESTMENT TO QUALITY TENANTS
- PRIORITY DEVELOPMENT ZONE

\* Land area: 289.2sqm\*

\* Building area: 264 sqm\*

\* Retail frontage to High Street of 5.8metres\* plus frontage at the rear to Mary Street of 5.6metres\*

\* Current net income: \$85,489.66 pa (plus GST)\*

\* 5 year lease commencing 1 April 2018

\* 1 further term of 5 years

\* Preston Activity Centre location within immediate proximity to Preston Market (at rear), Woolworths & Aldi supermarkets

\* Walking distance to Preston Train Station

\*approx.

CALL TODAY FOR AN IMMEDIATE INSPECTION!

**Area m<sup>2</sup>:** 264.00

**Land Area m<sup>2</sup>:** 289.00

**Asking Price:** Contact Agent

**Parking:** On Street Parking

**Sale Method:** Auction  
Friday, 28 May 2021  
12:30 PM

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