



CIRCA 5.5% RETURN! FULLY LEASED INVESTMENT IN ACTIVITY CENTRE PRECINCT

Description

- SECURE FULLY LEASED INVESTMENT
- FANTASTIC FUTURE VALUE ADD POTENTIAL
- HUGE GROWTH LOCATION

Gorman Allard Shelton are pleased to offer for sale 14 Brook Street, Sunbury by Expressions of Interest closing Thursday 14 July 2022 at 2pm.

This fantastic, fully leased retail opportunity provides the following benefits;

- Land Area: 452sqm*
- Double storey building of 739sqm*
- Fully leased with a current net income of \$222,235.61 *per annum* (plus GST) across 5 tenancies
- Prominent frontage to Brook Street of 15.5 metres* plus side laneway frontage
- Huge Long Term Value Add Potential (STCA)
- Located in a tightly held retail precinct
- Huge growth location with Sunbury's population expected to double over the next 20 years, from 42,494 (2021) to 86,640 (2041)

For further information or to arrange an inspection, please contact the exclusive selling agents.

Area m²: 739.00

Land Area m²: 452.00

Asking Price: Over 5.5% Return!

Parking:

Sale Method: Expression of Interest
Thursday, 14 July 2022
12:30 PM

Contact: **Joseph Walton**
0417 309 347
joewalton@allardshelton.com.au

Christian Hatzis
0452 544 844
ChristianHatzis@allardshelton.com.au