



Shop 1, 1 Guess Ave, Wollri Creek



OUTSTANDING INVESTMENT OPPORTUNITY | CIRCA 6% NET RETURN

Belroy Property are excited to present this truly rare investment opportunity in the centre of Wollri Creek's Business District.

Benefitting from a renewed long term lease to the well established medical tenant; Bayside Animal Hospital

Key attributes of the offer are:

- + Net income \$59,716.80* plus GST
- + Strata Title of 92sqm internal area plus 2 car spaces
- + Wide frontage, excellent street exposure
- + Close to Wollri Creek Rail Station
- + Long established medical tenant in new 5 year lease commenced 29 Jan 2023

The perfect opportunity for entry level investment or DIY Super Fund.

Contact Belroy Property for more information or to arrange an inspection.

DISCLAIMER

The above information has been furnished to us by a third party. Karago Corporation Pty Ltd Trading As Belroy Property have not verified whether the information is accurate and have no belief one way or another in its accuracy. We do not accept

2 1m2

Price	SOLD
Property Type	Commercial
Property ID	912
Land Area	1 m2
Office Area	92 m2
Building Area	Other - 27 m ²

AGENT DETAILS

Peter Karam - 0414 905 639

OFFICE DETAILS

Belroy Property
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