



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 1 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	912
<b>Land Area</b>	1 m2
<b>Office Area</b>	92 m2
<b>Building Area</b>	Other - 27 m <sup>2</sup>

### AGENT DETAILS

Peter Karam - 0414 905 639

### OFFICE DETAILS

Belroy Property  
Level 3 85 George St Parramatta NSW  
2124 Australia  
02 9895 4000

