



Suite A, 360-364 Sydney Rd, Balgowlah



PRIME SYDNEY ROAD | LEASED INVESTMENT | HIGH RETURN

Belroy Property are excited to present Suite A, 360 Sydney Road, Balgowlah to the market for Sale.

Representing an excellent investment opportunity underpinned by a long lease, situated in a strategic location on prime Sydney Road.

Key highlights include:

- + Lease expiry of April 2026 plus Four (4) years + Four (4) years (option)
- + Passing annual net rent of \$85,090* plus GST
- + 120sqm* of regular tenancy shape plus storage
- + Well over 8m* of floor to ceiling glass frontage facing Sydney Road
- + Ducted air conditioning
- + Disabled access toilet & shower within tenancy
- + Street parking in front and a short stroll to Stockland Balgowlah & the Council car park

For an Information Memorandum or inspection, please contact Peter Karam 0414 905 639 today

*approximately

Price	Inviting Offers
Property Type	Commercial
Property ID	937
Building Area	Retail - 120 m ²

AGENT DETAILS

Peter Karam - 0414 905 639

OFFICE DETAILS

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



Disclaimer: Belroy Property believe the information herein to be true and accurate, however, interested parties should rely on their own enquiries. Areas are