



*APPROX AREA

LEASED INVESTMENT OPPORTUNITY

- > STRATA AREA OF 56 m2* WITH 2 SECURE CAR BAYS 27 m2*
- > PROPERTY COMPRISES OF 1 MAIN OPEN PLAN AREA, KITCHENETTE AND STORAGE AREA
- > MODERN, HIGH QUALITY FIT OUT, ABUNDANT NATURAL LIGHT
- > NET INCOME \$15,450 PA + GST. COMPRISING OF NET PASSING RENTAL \$13,050 PA + GST AND CAR BAYS RENTAL \$2,400 PA + GST
- > LEASE TERM 3 YEARS ENDING 01.09.25
- > TWO 3-YEARS OPTIONS
- > AIR CONDITIONED

\$320,000

DISCLAIMER: The contents of this brochure and any other information provided should not be relied on by you as it is provided provisionally subject to the disclosures made in this brochure. You should make your own enquiries, inspections and searches and if needs be, secure your own professional advice before making any decisions.

FOR SALE

UNIT 12, 58 NEWCASTLE STREET

PERTH, WA 6000

ANNA-MAREE FARRIS

0413 707 744