



Shop 6 Lakes Arcade 243-245 Main Road TOUKLEY

Investment With Upside

Area m²: 135

\$/m²:

Sale Price: \$425,000 Excl GST If Applicable

GST: Exclusive

Parking: 0

Contact:

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Location:

Located toward the eastern end of Toukley CBD on the south side of Main Road.

Description:

What a great opportunity? This property as been occupied by the same tenant for nearly 20 years with annual income that is below market rent of \$17,298.36 Gross + GST. The floor area is approx. 135m2 within the busy Lakes Arcade Toukley.

This strata suite is one of 11 lots within the complex that also provides ample off street (common) parking at the rear, and amongst a great mix of occupants. This is a rare opportunity with the ability to either increase the rental income or possibly move in next year

- Lease expiring in June 2022
- Below Market Rent
- CPI annual increase on the 30/6/21