



Affordable Metropolitan Retail Investment | 10 Year Lease plus ...

For Sale
Contact Agent
For Sale

Retail

105/1 Aspinall Street, Nundah, Qld 4012

Floor Area:

122 m²



Property Description

- **Affordable Metropolitan Investment**
- **10 Year Lease Plus Option Until 2037**
- **Attractive 3% Annual Increases**

Well presented 122 sqm premises plus exclusive use alfresco area
Modern development, completed 2017

Tenant is a franchisee of popular and rapidly growing Cafe 63 with 38 locations

Nundah: a dynamic and growth cosmopolitan suburb 10 km to Brisbane Airport or 20 km to CBD

Central position amongst high rise residential/commercial towers, close to train station and Woolworths shopping centre

10 year lease to 2027 plus 10 year option until 2037

Attractive 3% fixed increases assuring growth

Net Income: \$96,619 pa + GST

For immediate sale

Indicative asking price \$1,700,000 (5.7% yield)

Additional Details

Building

Whole

Tenure Type

Tenanted
Investment

105/1 Aspinall Street, Nundah, Qld 4012



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