



8% Return / Booming Sydney Development Hotspot

Retail

1109a Argyle Street, Wilton, NSW 2571

Floor Area: 201 m²

Land Area: 935.00 m² (approx)

For Sale

Contact Agent

For Sale

Property Description

- **15 Year Lease + Options to 2052**
- **National Operator / 40+ Sites**
- **Annual reviews up to 3%**

Long 15 year lease to 2032 plus options until 2052

Established National operator with 40 plus sites across 4 states

Long established, thriving and profitable service station, Australia Post outlet and mechanic workshop

Substantial goodwill paid by existing tenant in November 2017 to secure this specific site

Strategic position on or minutes away from major crossroads thoroughfare heading SE to

Wollongong and South Coast and SW to Bowral,

commuters and light and heavy vehicles

Wilton town centre to become a major residential, retail, commercial & entertainment core of the Wilton Growth Area

Surrounding developments including 15,000 new dwellings, major school, roads & transport upgrades

Tenant responsible for outgoings, as per lease

Fixed 3% rent increases for service station tenant

Fixed 2% rent increases for workshop tenant

Total Net Income: \$441,583 pa + GST

Additional Details

Building

Partial

Tenure Type

Tenanted

Investment



Darren Beehag

0411 226 223

Kieran Bourke

0417 418 007

Burgess Rawson - Sydney

Level 18, 15 Castlereagh Street, Sydney NSW 2000