



## Commercial property investment at circa 5.5% Net on the Northern Beaches

Retail

Shops 1-5/1238 Pittwater Road, Narrabeen, NSW 2101

**Floor Area:** 693 m<sup>2</sup>

### Property Description

5 fully tenanted shops on secure leases in a premium beachfront location. This is a great opportunity to acquire a fully leased multi tenanted investment with flexibility to split, combine or partially divest as time goes by. Comprising of 5 shops and 4 secure tenants this fully leased retail investment is the whole ground floor in a premium beach front shop top development on Sydney's exclusive Northern Beaches.

- \* 4 secure leases including one to a government department
- \* Whole ground floor of 5 strata lots
- \* Great mix of tenants that offer diversity in risk profile
- \* Restaurant, Hair salon, Government department & Surveyors
- \* Building completed in 2009
- \* Fantastic location literally between Pittwater Road and the beach
- \* 2 street frontages
- \* Huge 36 metre frontage to Pittwater Road and 12 metres Ocean Street
- \* Massive basement parking area with 51 car spaces on title for the shops
- \* Net income \$356,768 + GST approx. per annum
- \* Outgoings \$71,195 approx. per annum

Lot 11 – 171sqm, 13 car spaces ...

**For Sale**

Contact Agent

For Sale

### Additional Details

Tenure Type	Car Spaces
Tenanted	51
Investment	



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Upstate - Northern Beaches

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