



Affordable Securely Leased Freehold Investment

For Sale
Contact Agent
Auction

Retail • Industrial/Warehouse • Showrooms/Bulky Goods

322-340 George Street, Deniliquin, NSW 2710

Floor Area:

1,800 m²

Land Area:

1800.00 m² (approx)



Property Description

- **Brand new 5 + 5 + 5 year lease**
- **Net lease with fixed 3% increases**
- **Riverina Region is rapidly growing**

Auction 11am Tuesday 14 May 2019 at Doltone House Hyde Park, 181 Elizabeth Street, Sydney

Massive 1,800 sqm site with rear lane access
Exceptional retail fit-out – strong tenant commitment
High exposure, brilliant 58 metre wide retail frontage

Freehold Betta Home Living Superstore: network of 235 stores Australia wide
Established tenant in this location 40+ years
New 5 year lease to 2024 + options to 2034
Fixed 3% annual rental increases (\$94,543 pa + GST in 2023)
Net lease, guaranteeing rental growth, as per the lease
Passive income, tenant pays management fees

Ideal retail location opposite IGA & Cellarbrations, near CBA and ANZ
Deniliquin forms an integral part of the rapidly growing Riverina Region
Population forecast to soar by over 14.5% by 2036

Net Income \$84,000 pa + GST

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

322-340 George Street, Deniliquin, NSW 2710



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