



## MAIN STREET FREEHOLD BUILDING WITH EXCELLENT YIELD UPSIDE

Retail • Offices • Showrooms/Bulky Goods

66 Murwillumbah Street, Murwillumbah, NSW 2484

**Floor Area:** 650 m<sup>2</sup>

**Land Area:** 474.00 m<sup>2</sup> (approx)

### Property Description

This building is positioned in arguably the best retail position in the Murwillumbah CBD. The offering represents a clear and present opportunity to acquire the most striking building with huge revenue earning potential once fully let.

The hard part is done - the first floor is fully let! all that remains for the astute investor is to secure a ground floor tenancy at market rents to earn a projected 8.5% plus net return.

Motivated vendors, instructions are clear this must be sold and all reasonable offers will be considered.

#### INVESTMENT DETAIL:

- Current net return on first floor = \$37,645 per annum + outs + GST
- Ground floor vacant 345sqm approx - conservative leasing rate \$200psm (\$69,000p.a)

#### FEATURES:

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**Sold**

Contact Agent

Sold: Sat 01-May-21

**TOWERS FRANCIS**  
PROPERTY

**Chris Towers**

0414298292

**James Francis**

0409904925

Towers Francis Property - TWEED HEADS SOUTH  
Suite 2B Tweed Office Park, 24-28 Corporation Ct, Tweed...