



Fully Leased BWS Premium Investment

Retail

Shop 2, 13-19 Allen Avenue, Forster, NSW 2428

Floor Area: 204 m²

Land Area: 204.00 m² (approx)

Sold

Contact Agent

Sold: Wed 29-Jul-20

Property Description

- **Ground floor 204sqm* retail shop**
- **Easily managed premium investment**
- **Net income \$65,144 per annum* plus GST**

- A premium investment opportunity, comprising a ground floor retail shop situated within a suburban convenience retail centre, which incorporates a mini-mart, butcher, hairdresser, bakery and takeaway store. The store is easily accessible with convenient parking for 20 vehicles adjacent to the front entrance.

- The shop is fully leased to Endeavour Group (who operate BWS Liquor and Dan Murphy's), who have been in occupation since 2008 and have recently entered into a new five year lease expiring in July 2025, with options to 2045.

- The property is situated in the Mid North Coast tourist destination of Forster, adjacent to the exclusive Forster Keys residential area and within close proximity to new greenfield development areas.

- The property is being offered For Sale by Public Auction, unless sold prior, on Thursday 30 July 2020 at Level 30, Grosvenor Place, 225 George Street, Sydney NSW 2000 commencing at 10.30am.

*Approximate



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