



## 6.5% NETT RETURN - MICROBREWERY, CAFE AND HI TECH LAUNDRY

Take advantage of the rebirth of this amazing complex led by this business owner and another developer. From a realistic base rent, the business is tied to a long lease, has a healthy guarantee and is supported by a diverse business model with a substantial investment into a new fitout. The 6.5% Nett return is designed to entice investors for a pre-Christmas sale.

- Arguably the best location in the complex
- Diverse business activities: Microbrewery, Cafe and Hi Tech Laundry
- 365sqm across two strata lots
- Additional alfresco outdoor seating area
- 4 secure car parking bays on title
- Direct loading dock access across 5 bays
- Realistic rental structure
- 10 + 5 + 5 Year lease
- 12 month rental Guaranteed
- Rest assured with a shop refit in the order of a \$600,000 investment
- A sound business concept with ready made clientele

### Price

Contact Agent

### Property Details

Type	Commercial
Property Type	Offices
Area	365m2



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