



## FOR SALE

### MONEY IN THE BANK

This prime freehold investment opportunity offers excellent returns.

A fresh lease in place with a Government tenant commencing 1 November 2018. Extensive, high quality fit out under way that would suit various uses and businesses in the future.

The Nambucca Plaza is a prime location in a busy mid north coast holiday town and offers plenty of parking. There is a range of 18 specialty shops including an IGA supermarket, The Reject Shop, Millers, Pizza Hut plus a Cinema complex as excellent draw cards. Great location with swift access to major link roads.

Plenty of scope for capital growth with 300+ lot residential subdivision underway nearby.

Lease term: 4 x 3 x 3 year option with built in annual rent increases  
Net return: 6.8%  
Floor area: 147m2

Act fast and add this property to your investment portfolio, please contact Narelle or John for further information.

Note: we are a local Nambucca Valley agency with our head office on the Gold Coast.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$576,000

OPEN FOR INSPECTION:  
N/A



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