

## SHOP 4/7 BROWN STREET LABRADOR



# FOR SALE

## CHEAP INVESTMENT- BUSY COMMERCIAL LOCALE

An excellent opportunity to buy or lease a high profile retail shop next to Aldi and Celebrations Liquor. Forming part of a busy shopping hub, surrounded by busy food and retail operators, exposure for your business will be guaranteed!

- \*70m2 ready for immediate occupation
- \*Busy shopping location- high foot and vehicle traffic
- \*Next to major supermarket
- \*2 basement car parks

Exceptional value at offers over \$299,000 this is a terrific buying opportunity!

Monthly mortgage payments would be cheaper than rent!

Attention Savvy Investors- how does 9.5% sound? Based on comparable rents in the area this is a possibility!

The owner will also consider leasing proposals.

Contact exclusive marketing agents Adam Young or James Young to find out more.

0 BED | 0 BATH | 0 CAR

### PRICE:

Offers Over \$299,000+ GST

### OPEN FOR INSPECTION:

N/A



**James Young**

**0417601987**

[j.young@atrealty.com.au](mailto:j.young@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)