



**SOLD**

## LEASED INVESTMENT - SUPERB WATERFRONT LOCATION - 6.18% NET RETURN

STUNNING POSITION - OVERLOOKING THE SPECTACULAR BROADWATER!

110m<sup>2</sup>\* leased investment property with 75m<sup>2</sup>\* exclusive use dining area in the ever popular Marine Parade waterfront dining precinct.  
The Sea & Shore restaurant, located in the Aqua building is backed by a seasoned restaurateur with national experience.

### Investment Highlights

- 3 year lease with 5 year option
- \$49,199.78\* + GST net income - 6.18% return
- 110m<sup>2</sup>\* PLUS 75m<sup>2</sup>\* exclusive use alfresco dining area
- Superb Broadwater views and night lights of Main Beach
- Undercover customer parking
- Exclusive use storage area in the basement
- Excellent Investment Opportunity

Price Reduced to \$795,000

Contact Exclusive Agent  
Wayne Devenport  
0403 292 629

0 BED | 0 BATH | 0 CAR

PRICE:  
\$760,000

OPEN FOR INSPECTION:  
N/A



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