



12 Jusfrute Drive, West Gosford NSW 2250

INVESTORS TAKE NOTE CIRCA 9% NET

12 Jusfrute Drive is located in West Gosford minutes from the M1 motorway. It presents multiple buildings inclusive of cold storage & food manufacture, warehousing & office.

Investment highlights include:

- ?? Net income \$150,000 per annum
 - ?? 8.8% net yield
 - ?? 6 year lease + 6 year option
 - ?? Long term security of income
 - ?? 100% outgoing paid by tenant
 - ?? Fixed retail increases
 - ?? 9,165sqm land parcel
 - ?? 3,295sqm of improvements
 - ?? B double access
- This is exactly what as

Showrooms/bulky Goods
FOR SALE

3295sqm