



**17 Ayrshire Crescent, Sandgate NSW 2304**

## **INVESTMENT - THE MOST SECURE IN TOWN**

Building Area: 400m2 (approx)

With a brand-new (5) year Lease commencing on settlement and \$72,000pa net income (approx) this already has to be one of the most secure investments in town but when you add all this:

The Tenant is a cash in-transit security company  
The building - all 400m2 (approx) has been designed for absolute security  
The compound the building sits in is fully monitored and surrounded by security fencing  
The Lease comes with bank as well as personal guarantees

This is a secure building with a secure tenant in the Security Industry but it has more - the building is situate

Industrial  
FOR SALE

400sqm

**Raine&Horne<sup>®</sup>**  
**Commercial**

**Steve Dick**

0425 302 771  
steve@rhplus.com.au