



, Glendale NSW 2285

15 YEAR LEASE + OPTIONS

- * 15 year lease to Shell commenced February 2009
- * 2 x 5 year further options expiring February 2034
- * Major arterial linking F3 Freeway to greater Newcastle and Lake Macquarie
- * Large 2,356m2 site (approx.)
- * Annual CPI rent reviews
- * Limited competition, successful trader
- * Tenant pays outgoings as per lease
- * Easily managed single tenant investment
- * Current income: \$304,371 + GST per annum
- * Owner responsible for insurance

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Retail
FOR SALE

205sqm

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