



45 Nolan Street, Berkeley NSW 2506

## Convenient Investments - 7 Eleven Service Station

- Brand new 15 year leases
- 3 x 5 year options
- 4% annual fixed rent increases
- Tenant pays all outgoings (except land tax)

Area: 1,429sqm\*

Rental: \$170,000

\*Approx.

Retail

FOR SALE

1429sqm

[www.joneslanglasalle24seven.com](http://www.joneslanglasalle24seven.com)



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