



**Cnr Lutwyche Rd & Taylor St, Windsor QLD 4030**

## Near City Shell Service Station - Windsor, QLD.

\*Securely leased to Shell until 2018 with 10 year option and minimum 3.5% annual increases

\* High exposure 1,491 sq.m site (approx.)

\* Net income: \$229,832 p.a. (approx.)

\* Adjoining McDonalds, the service station occupies a prominent position on Lutwyche Road, benefiting from unprecedented traffic volume

Retail  
FOR SALE

150sqm