



41 George Street, Gordonvale QLD 4865

## Freestanding Supermarket Lease & Options Expiring 2038

- Convenience supermarket with on site car parking.
- Leased to October 2023 + 10 + 5 year options.
- Prominent freehold title site with multiple street frontages.
- High population growth location.
- Annual CPI rent increases plus turnover rent provision.
- Tenant pays all outgoing, as per lease.
- Net income: \$312,560 pa + GST.
- Offers over \$3,500,000 (circa 9% net yield).

Retail

FOR SALE

1447sqm



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