



47 Girgarre Street, Broadmeadows VIC 3047

Shop & Residence Investment Combination | Circa 6.2 % Yield

Ray White Commercial proudly presents an outstanding opportunity to secure a shop and 3 bedroom residence with a long lease.

Zoned Residential will be to the investors benefit with stronger lending capabilities and interest rates at an all-time low makes this investment a smart choice.

On offer is a large allotment of 581m2 complete with off street car parking, shop front, 3 bedroom residence and a large shed to rear of the property. This property will continue to grow with strong 5% annual increases in the rental along with the tenant paying all outgoings on a commercial lease.

- Land Area | 581m2 approx
- Returns \$24,675 PA Net
- Lease 5 + 5 year

Retail
FOR SALE

166sqm

Ray White®

Brett Diston

0439365532

nicholas.sullivan-tailyour@raywhite.com brett.diston@raywhite.com