



138 - 142 Princes Highway, Albion Park NSW 2527

New Service Station Investment with Massive Exposure

- ? Head leased 7-Eleven Stores Pty Ltd
- ? New 15 year lease with 3 x 5 year options to 2045
- ? Net income: \$350,000 p.a.* w/ fixed 3% increases
- ? Huge site area: 4,752sqm*
- ? Tenant pays all outgoings including Land tax
- ? Triple net lease with fixed 3% increase
- ? Brand new purpose built building
- ? 50m* frontage to Princes Highway
- ? Depreciation benefits

Retail
FOR SALE
Contact Agent

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