



148/313 Harris Street, Pyrmont NSW 2009

Secure Cafe Investment - Ideal for SMSF

Gunning is excited to offer for sale by public auction this very well priced investment property, with a secure tenant in the heart of Pyrmont.

Located within a very close proximity to the renowned Sydney Fish markets, this property benefits from huge outdoor alfresco style dining.

148/313 Harris Street is offered with a secure tenant trading as Harris on Harris, with an approximate net income of \$32,085.85 pa and 3% increases to the rent per annum. With long term tenure until approximately 2024, this property is ideal for super fund buyers.

- Leased to Harris on Harris Cafe
- 5 year lease (with options to 2024)
- Income \$32,085.85 NET

Retail
FOR SALE

60sqm

GUNNING

Gunning Real Estate

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