



1/78 Sixth Avenue, Maroochydore QLD 4558

## Maroochydore Retail Investment

A prime piece of real estate to own. This location has always been a popular destination for diners. The location has been home to many successful businesses over the years who are still operating. These tenants are no exception as they constantly meet full capacity on weekends. They have been successful owner / operators for many years.

- 91 sqm internal area
- rent = \$41, 184.00 inc Outgoings + GST per annum
- Outgoings estimated at \$6, 120 per annum
- current lease term expires 31 march 2017 with 3 x 3 year options following
- 4% annual increases
- new Tenant fit out
- high % yield to investor
- secure tenant in plac

Offices  
FOR SALE

91sqm

**Amber Hackworthy**

0418 153 612

amber@fncommercial.net.au