



**The Commercial Market is Strong!!!**

Your property leased or sold in 90 days - or you receive 50% off!!!

**Call Michael Burgio now!**

\* Limited time only. Conditions apply!



Michael Burgio | we never sleep  
0430 344 700 | 24/7

**NOVAK**  
PROPERTIES



**1/54 The Entrance Road, The Entrance NSW 2261**

**7% NET!!! FULLY TENANTED!!! FREESTANDING INVESTMENT**

- \*HUGE \$180,000 PA INCOME, FREESTANDING OPPORTUNITY
- \*\$155,000 PA NET INCOME circa 7% PLUS STRONG INCREASES
- \*3 LETTINGS - ALL STRONG LONG AND STANDING BUSINESSES
- \*3 STREET FRONTAGES! IN THE HEART OF THE ENTRANCE
- \*FUTURE DEVELOPMENT POTENTIAL 23 METER HEIGHT ALLOWANCES!
- \*ADJOINING WALK THROUGH TO SHOPPING AND TOWNCENTRE
- \*COUNCIL 75+ CAR PARK LOCATED AT REAR

LESSEE 1: LEASE START AUG 2015 ? JUL 2018 - INCOME \$26,345 PA  
 LESSEE 2: LEASE START FEB 2016 ? FEB 2019 - INCOME \$115,200 PA (MAJOR TENANT OPERATING 30 years +)

The size of The Entranc

Retail  
FOR SALE

598sqm



**Mark Novak**

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