



**23/53 Cecil Avenue, Cannington WA 6107**

## Bite Size Medical Investment 6.5% Passing Yield

Located right in the heart of a designated future high density development area, just around the corner from Carousel Shopping Centre and Cannington Train Station, this investment offers reliable income from a strong tenant and future capital growth.

Property features:

- 77sqm
- 15sqm courtyard
- Currently leased to a chiropractic clinic
- Rent \$20,183pa + outgoings + GST
- Future retail potential
- 3.6 years remaining lease term + options
- Ample parking

Retail  
FOR SALE

77sqm