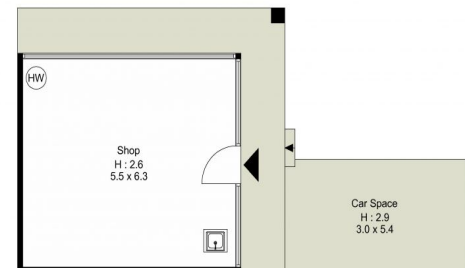




1 Collaroy Street, Collaroy



Total area: 35 sqm approx

**NOVAK**  
COMMERCIAL

The floor plan is not to scale. Measurements are indicative and in metres. Exterior elements are not in position. Please consult the sales agent. Interested parties should make their own enquiries.

## 1 Collaroy Street, Collaroy NSW 2097

### ENTRY LEVEL SOLID INVESTMENT 6.5% NET YIELD

SEE IT TODAY, TONIGHT, TOMORROW, ANYTIME YOU LIKE? CALL US, WE NEVER SLEEP :)

- | Net yield of 6.5%
- | Tenant pays \$31,292 gross per annum
- | Net Rent \$28,000 per annum
- | Brand new 5 year lease + 5 year option
- | 3% yearly rent increases
- | Lessee pays Council, Strata and Water \$3292 pa
- | Lessee responsible for maintenance of all fixtures & fittings
- | Established tenant with secure business
- | Sole Dry Cleaners business operator in Collaroy
- servicing over 5000+ households!!!
- | Low Outgoings & Strat

Retail  
FOR SALE

35sqm

**NOVAK**  
COMMERCIAL

**Mark Novak**

0421111111

novak@mail.inspectrealestate.com.au