



**49 Elanora Road, Elanora Heights NSW 2101**

## EXCELLENT INVESTMENT!!! NEW 3 YEAR LEASE + 3 YEAR OPTION

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

- | Excellent Tenanted investment
- | Potential 6.6% net return
- | Ground floor Caf? space of 67m2 approx.
- | North facing outdoor area 18m2 approx. (Not on title)
- | Net rent \$33,000 p.a. + GST
- | Tenant pays Council & Strata Fees approx. \$7,120 p.a.
- | BRAND NEW LEASE SIGNED OCTOBER 2020
- | Mixed-use boutique development
- | 1 secure basement car

Retail  
FOR SALE

67sqm

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