



**Lot 22/635 Pacific Highway, Belmont NSW 2280**

## Multi-Tenanted Investment + Owner Occupy Opportunity

Building Area: 296m2 (approx)

Forming part of the "Pinnacle Apartments" building, this ground floor commercial suite is split into (3) separate tenancies and is 100% tenanted.

Two adjoining tenancies are on month to month leases so there is also an opportunity here to occupy, whilst having an income at the same time.

- \* Net return approximately \$60,120
- \* Includes (8) secure car parks - (7) of which are leased separately
- \* Split into 3 Separate suites

The tenancy mix includes a photographer, hair/beauty salon and gaming venue.

A great

Retail

FOR SALE

By negotiation - \$750,000 - \$790,000 (No GST Appli  
296sqm