















4/23 Roger Street, Brookvale NSW 2100

## \*\*VENDOR LOOKING FOR IMMEDIATE SALE!\*\* Net Yield 6.56% SOLID INVESTMENT, BRAND

| PRICE GUIDE \$640k = 6.56% Yield

| Near new building, ideal location

| Floor area 59m2 approx.

| Tenant with 3+3 year lease commitment

| \$42K net rental income p.a.

| Tenant pays all outgoings

| Access to grease trap & exhaust

| Residential units above

| Massive street exposure

| Excellent signage opportunities

| Situated on major intersection

| Air-conditioning thro

Retail

FOR SALE

59sqm



## **Mark Novak**

0421 111 111

novak@mail.inspectrealestate.com.au

