



8 Albion Street, Warwick QLD 4370

Prime + Location..

- ? High Exposure
- ? Dual Street Frontage
- ? High Yield Investment
- ? 10 Year Lease Available with 14 Year ongoing Reliable Tenant
- ? Can be Leased to 2 Different Tenants for more returns
- ? Currently Operating under Cafe Jacqui's (Coffee Shop and Party Venue)
- ? Business is a real Icon in Town due to high exposure location.
- ? Tenant Gross turnover \$630,000 + per annum

1. Yield = 7.9% Return
2. Rent Income = \$78,000 pa Excluding GST
3. Council Rates annual = \$4290
5. Rentable floor area

Retail
FOR SALE
\$1,100,000 All Offers Considered
200sqm