



2219 Albany Highway, Gosnells WA 6110

## Prime Investment

Childcare centre leased for 5 years with three 5 year options.

This property is an ideal opportunity for SMSF and commercial investors:

??? Licensed Childcare centre

??? Currently leased to Jan 2017 with tenant paying all outgoings

??? Returning \$80,800 per year with annual increases

??? Ideal CBD Gosnells location close to railway station

??? Prime frontage to Albany Highway and to Lissiman Street (with parking)

??? Approx. 1,505 sqm land area with approx 550m2 floor area

??? Floor area approx. 477 sqm plus breeze way 84 sqm

??? Opportunity to capitalise on the multi million dollar redevelopment and relaunch of the

Gosnells central business district.

Offices

FOR SALE

550sqm