



## Suite 1/14 North Concourse, Beaumaris VIC 3193

### Bayside Investment with blue chip tenant | 6.4% Net Yield

Here's your chance to secure a piece of the tightly-held Beaumaris Concourse Retail Village.

Property features include:

- ? Total building area | 55m<sup>2</sup>\*
- ? Tenant | Lobster Cave Nominees Pty Ltd
- ? Brand-new lease | 5 years + 5 years
- ? Income | \$31,450 Per Annum plus GST plus Outgoings
- ? Annual increases | 3% fixed
- ? Security bond | Two (2) months rental
- ? Frontage onto North Concourse

Retail  
FOR SALE

55sqm

**Ray White**

**Ryan Amler**

0401971622

ryan.amler@raywhite.com