



Newport



## 2 SHOPS & 2 APARTMENTS - 1 TITLE - MAIN ROAD INVESTMENT OPPORTUNITY

- Two ground floor street fronting shops and two first floor apartments
- 1 Title
- Land Area: 281m2 approx. Building area - 562m2 approx.
- Excellent long term tenant
- Tenant is 6 months into their second term of a 5X5X5 year lease
- Two street frontages
- Current Rental Return - \$135,000.00 approx. net
- 5% annual increases

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	SOLD
<b>Property Type</b>	commercial
<b>Property ID</b>	44
<b>Land Area</b>	281 m2
<b>Floor Area</b>	562 m2

### Agent Details

David Gargaro - 0413 202 259

Tony Gargaro - 0411 222 766

### Office Details

Port Melbourne  
152 Rouse Street Port Melbourne VIC  
3207 Australia  
03 9690 9999

