



## Tenanted Investment

Retail • Offices • Medical/Consulting

11 Heydon Place, Evatt, ACT 2617

**Floor Area:** 140 m<sup>2</sup>

### Property Description

- **Tenant in place for 25 years**
- **Annual Net Rent - approx \$82,312**
- **High Net Yield**

Evatt shops is a local suburban shopping centre servicing the surrounding suburbs and popular among locals. The centre is well located and features several boutique retailers, coffee shops, a take away shop and a supermarket.

Now available, is a rare opportunity to secure a fully tenanted, free hold investment property in this busy and growing centre.

The investment property comprises of the following main attributes;

- Floor area of approx 140sqm, sub-leased to 2 separate tenants, lease expires 1st January 2021
- Gross rental income of approx. \$84,113
- Annual out-goings of approx. \$9,781.44
- Excellent value, with high return.
- Well located with excellent exposure

For further information, please contact the agent.

## For Sale

**\$790,000 Exc. GST**

For Sale

### Additional Details

#### Tenure Type

Tenanted  
Investment

#### Parking

Comments  
Free - On-site



**Brennan George**

0413 024 046

**Civium (ACT) - Phillip**

17-23 Townshend Street, Phillip  
ACT 2606