

**278 Main Rd, Cardiff, NSW 2285**

**Sold - \$620,000**

Retail Shop



## Investment Opportunity

Situated in the Main Street of Cardiff CBD with other specialty stores and 2 supermarkets surrounding, this great shop is currently leased to a long term tenant (commenced in 2017) on a fresh 3 year lease starting July 2024 at \$34,725 PA + GST (plus tenants pays for water and sewerage usage). There are 5% increases built in for years 2 and 3.

### Open for Inspection

By Appointment.

The shop is approximately 85 sqm in area set on a 95sqm block with rear street access and has fresh décor throughout and is setup with 5 treatments rooms, waiting area and reception. The ducted air conditioner was replaced in 2021.

This is wonderful opportunity for a savvy investor to snap up a well-priced property to a long term and very reliable tenant.

### Listed By

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