

3/1 Mooltan Ave, Macquarie Park, NSW 2113

Sold - 3/11/2025

Retail Shop



GREAT INVESTMENT OPPORTUNITY, PRICE REDUCED!!

A great investment opportunity in busy precinct. Or opportunity to run your own business.
Well located and in a modern setting near all amenities.
Price reduced as the owners have given instructions that the property must be sold.

- Positioned in popular Macquarie Park.
- Shop for sale with strong rent return and tenant.
- Total area 105m2 approx.
- Shop 84m2 approx plus outdoor common area.
- Registered basement parking space approx 13m2.
- Storage basement space 8m2.
- Existing popular restaurant, tenant.
- Located under residential apartment complex.
- Great common area courtyard at front.
- Thriving location.
- A great investment opportunity.
- Approx 7% net return p.a.
- All outgoing paid by the tenant.
- Strong yield.
- Leased to January 2026 with option for further 5 years. Vacant possession a possibility if required.
- Near to businesses and all of the area's amenities.

DISCLAIMER: While Richardson & Wrench Strathfield have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richardson & Wrench Strathfield urge prospective purchasers to make their own inquiries to verify the information contained herein.

Listed By

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