

**62 Anzac Ave, Newtown, QLD 4350**

**Sold - \$835,000**

Retail Shop



## Freehold Building with Solid Income

This well-located commercial investment offers investors a secure income stream underpinned by long-term leases, established tenants, and a tightly held Newtown location.

**Open for Inspection**

By Appointment.

Positioned on a prominent corner allotment of 759 sqm. the property benefits from excellent dual street exposure and consistently high traffic volumes. The location is surrounded by major lifestyle and education anchors including The Newtown Shopping Centre, The Glennie School, Clifford Gardens Shopping Centre, Newtown Hotel, St Mary's College and Laurel Bank Park, supporting strong tenant demand and long-term occupancy.

Both tenants have occupied the building since inception, providing a proven trading history and reduced leasing risk. A large onsite car park at the rear services both tenancies, adding functionality and future flexibility.

The property generates a total annual income of \$52,000 + GST + outgoings, with income secured until October 2028, plus 3-year option periods, delivering strong WALE and long-term cash flow certainty.

### Investment Summary

Net Income: \$52,000 p.a. + GST + outgoings

Lease Expiry: 31 October 2028

Options: Two (2) x 3-year options

Site Area: 759 sqm.

Configuration: Two (2) income streams

Parking: Large onsite car park

### Tenancy Breakdown

Tenancy 1 – Telecommunications Company

Lettable Area: 161 sqm.

Net Rent: \$44,000 p.a. + GST + outgoings

Lease Expiry: 31 October 2028 + 3 year option

### Listed By

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