

**Shop 1 / 31 Princes Highway, F , Fairy Meadow, NSW 2519****\$1,300,000**

Retail Shop

**Entry level commercial investment - 5.2% ROI**

Rare opportunity to secure a strata shop with well established long term tenant. Located in prominent position in the heart of Fairy Meadow retail and business district. The strata investment includes 145 sqm shop PLUS a 30sqm outdoor terrace (weather protected) PLUS private amenities PLUS 4 car spaces in secure undercover carpark PLUS 26m storage room.

Key features include:

- \* 5.2% ROI
- \* Lease term to 2035
- \* Current rent \$72,290 Net PA
- \* Fixed 5% PA increases
- \* Tenant pays all landlord outgoings
- \* Tenant is licensed cafe with Small Bar Licence
- \* Established 15 years
- \* 4 x basement parking spaces (only 2 are leased to the tenant - other 2 spare)
- \* Outdoor dining area

**Open for Inspection**

By Appointment.

For further details or to book an inspection on this commercial investment please contact Christina Comelli on 0402811002 or email [sales@comelli.net.au](mailto:sales@comelli.net.au)

**Listed By**

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