



6/90 Tennyson Rd, Mortlake, NSW 2137

Sold - 7/05/2021

Unit 1  1 

## Sold By Mint Property Agents

Mint Property Agents are proud to Exclusively present, Shop 6/90 Tennyson Road Mortlake. This is a unique opportunity to owner occupy or as Blue Chip investment offering positioned in the Heart of Mortlake's Commercial district.

### Open for Inspection

By Appointment.

The property is positioned within a boutique mixed use complex known as "Aria". Offering a ground floor well exposed retail space currently leased & showing a generous 5% return.

This presents a truly fantastic opportunity for investors to secure an affordable Blue-chip offering within one of Sydney's up & coming retail strips.

The property is within close proximity to Mortlake Ferry service and surrounded by a mix of retail and boutique residential buildings, including cafes, restaurants, hotels as well as specialty boutiques.

### Key Features:

Internal Building size: 45 sqm

Secure parking: 2 cars

Total Size: 75 sqm

Lease Term: June 2023.

Rent: \$18,150 PA

Council \$185 per quarter

Water \$144.11 per quarter

Strata \$1549.09 per quarter

### Listed By

Paul Errichiello

