

69-71 Kiewa St, Manildra, NSW 2865

Sold - \$460,000

Medical/Consulting



Invest in Manildra

It is very rare that an investment opportunity like this one in a country town arises. Set in the main street of Manildra, with great street frontage for passing foot traffic and easy customer parking out front, this building currently houses two successful businesses that are essential to the town. The larger of the two shop fronts currently houses a medical clinic that is leased to two separate long-term tenants who are very happy to stay on and an extra room that could be leased to another party. The butcher shop, in the smaller of the two shops, would be more than happy to sign a long-term 5 year lease with the new owner. The estimated returns on offer for an investment such as this cannot be ignored with a gross yield of 8.4%. It also has the added bonus of room to increase this by leasing the 3rd spare room in the medical centre and diversifying your income stream with up to 4 tenants. Inspections are possible by private appointment and savvy investors are encouraged to do their sums and consider this as a viable option.

Open for Inspection

By Appointment.

Listed By

Jacob Evans

