



130-134 Pacific Highway SWANSEA

RETAIL INVESTMENT

Location

Fronting Pacific Highway in the heart of Swansea.

Description

- Freehold investment
- Highway exposure
- Annual net income approx \$66,000 (TBC)

Situated in the heart of the Swansea retail precinct and only a few metres from Dan Murphy's and Caltex Service Station.

The area of each shop is approximately 100m² with parking at rear for up to 9 vehicles and a site area of 639m² (approx).

Comprising three established businesses - Lake Veterinary Hospital, Double Shot Espresso cafe and Swansea Legal Practice.

Two of the three tenants have 3 and 4 years remaining on their Leases.

Further upside potential in rental income from this investment with some rents below market.

PREMISES:

AREA m²: 300

PRICE: \$1,150,000

PARKING: 9

COMMENTS: Inspection by appointment.

Area and figures are approximate.

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