

## Alstonville, Shop 1-2/80-84 Main Street

### Prime Position Investment

Entry level commercial investment that seldom becomes available in Alstonville's busy Main Street

#### Strata Shops

102sqm\* Office/Retail Space

57sqm\* of under storage

Lease - 3 Year & 5 Months (2/4/2024 - 1/9/2027) with an agreed 6-month option

Rent Increases: Yearly CPI

Rent: \$29,700 pa excluding GST\*

Plus outgoings payable by the tenant i.e.. Council Rates, Water & Strata Levies

\* Low maintenance construction and well-maintained strata complex.

\* Ideal investment with a secure tenant or for the future owner occupier

\* Offers the opportunity to be split into 2 separate offices for multiple tenancies

#### For Sale

AUCTION - 15th May @ 5.30pm

#### Building Area

159sqm

#### Contact

**Richard Campbell**

0414 286 138

[rcampbell.alstonville@ljhooker.com.au](mailto:rcampbell.alstonville@ljhooker.com.au)



**LJ Hooker Alstonville**  
(02) 6628 1163

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

\* On-site customer/tenant car parking and so close to the Public Council car park

Call Exclusive Agent: Richard Campbell 0414 286 138 for an inspection or for further information.

\*\* Denotes approximation

## More About this Property

Property ID	16HZF55
Property Type	Offices
Building Area	159 m2
Land Area	159 m2

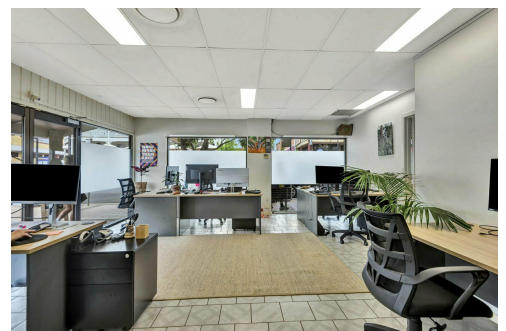
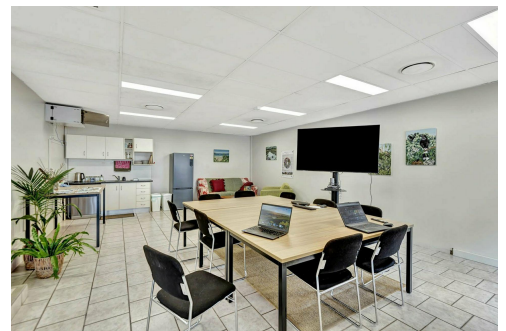
**Richard Campbell 0414 286 138**

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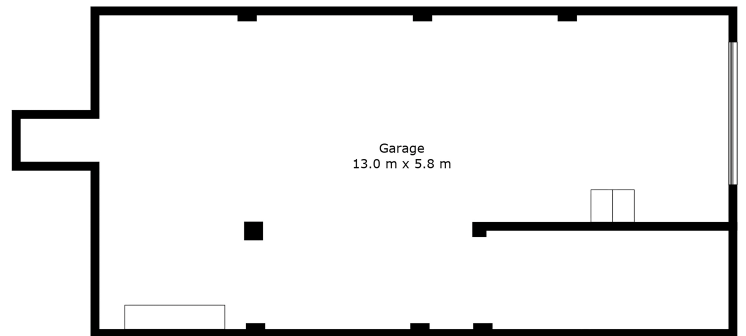
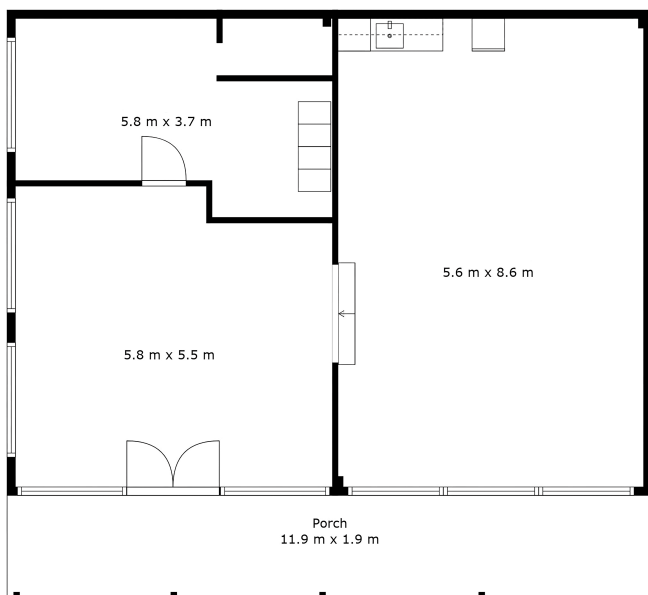
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Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.



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