



Lot 3208/2 Second Street, Katherine

Katherine Tenanted Investment 6.83% return - includes 1,810m2 vacant land

This offering provides the purchaser a fantastic opportunity to acquire a large holding of 4,050m2 with three street frontages in the heart of the Katherine CBD. Approximately 2,240m2 of this prime real estate is currently developed, and the remainder is vacant. Established on the land is EG Ampol Service Station and Katherine Laser Wash, both of which are tenanted. The property is generating an annual net income of \$225,438.94 and the vacant land has solid potential for development.

- Area Under Title 4050m2
- Prime CBD Location
- Three street frontages
- Tenanted service station and car wash.
- Annual net income currently \$225,438.94
- Approximately 1,810m2 vacant land.

This property is an absolute gem and right in the heart of Katherine CBD. Take advantage of the unique opportunity to purchase this prime Katherine real estate with wonderful development potential

FOR SALE

\$3,300,000 Exc GST

BUILDING AREA

400sqm

AGENTS

Ryan Doyle
0405 192 389
rdoyle@ljhnc.com.au

David Loy
0418 897 104
dloy@ljhookerdarwin.com.au

AGENCY

North NT
(08) 8924 0977

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.

 **LJ Hooker Commercial**

while pocketing a healthy return.

For more information or to arrange an inspection, please John Grant on 0429 982540 or jgrant@ljhnc.com.au or David Loy on 0418 897104 or dloy@ljhookerdarwin.com.au

MORE DETAILS

Property ID	W7PGWU
Property Type	Land/Development
	Retail
Building Area	400 m2
Land Area	4050 m2

Ryan Doyle 0405 192 389

Director | Commercial Sales & Leasing | rdoyle@ljhnc.com.au

David Loy 0418 897 104

Licensee | Managing Director | dloy@ljhookerdarwin.com.au

North NT (08) 8924 0977

Suite 1/25 Parap Road, PARAP NT 0820

northnt.ljhcommercial.com.au | reception@ljhookerdarwin.com.au

