

## Sunbury, Shop 6/92 Evans Street

Exceptional Commercial Investment in a Prime Sunbury Location & 6% Yield

Prime Commercial Investment Opportunity & Heart of Sunbury

Strategically positioned on bustling Evans Street, right in the heart of Sunbury's central township, this outstanding commercial investment offers an exceptional opportunity for the savvy investor seeking strong and consistent rental returns.

### Key Features:

**High Exposure Location:** Situated in a high foot-traffic area with excellent street visibility, surrounded by established retailers, and adjacent to the newly developed \$39M multi-level car park with 693 spaces.

**Secure Long-Term Lease:** Currently leased to a highly regarded Vietnamese restaurant.

**For Sale**  
Please Call

**Building Area**  
90sqm

**Contact**  
**Adam Elsherif**  
0413 222 069  
adame@ljhooker.com.au



**LJ Hooker Sunbury**

**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.

Lease Commencement: December 2024

Term: 3 years (until November 2027)

Options: 2 further terms of 3 years (potentially until 2033)

Current Rent: \$3,850/month + outgoings

Approximate Annual Income: \$46,200 inc GST Plus outgoings.

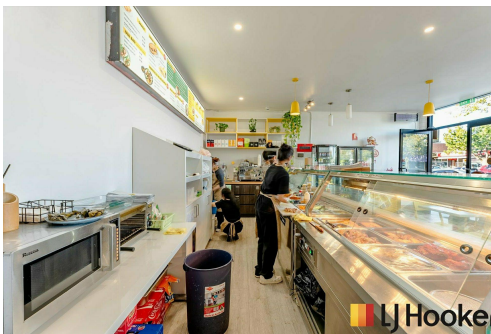
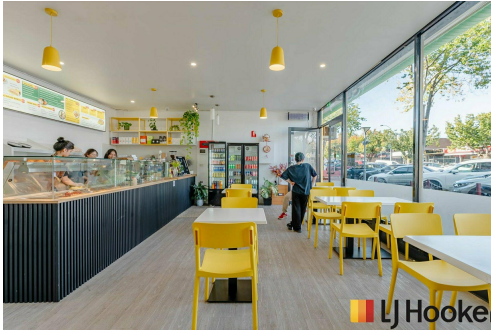
Fully Equipped Premises: Includes a complete commercial kitchen, access to security-monitored shared toilet facilities, and participation in the owner's corporation.

Unbeatable Accessibility: Just a 2-minute walk to Sunbury Train Station and offering direct access to the Calder and Tullamarine Freeways &mdash; ideal for attracting both local and commuter trade.

This property is perfectly positioned to benefit from Sunbury's growing commuter population and continued urban development. With a secure tenant, consistent income, and future growth potential, this is a rare opportunity to secure a blue-chip retail asset in a tightly held precinct.

Don't miss your chance to invest in one of Sunbury's most sought-after commercial locations.

For more details, please contact Adam Elsherif on 0413 222 069



## More About this Property

Property ID	77J12
Property Type	Retail
Building Area	90 m2

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