

180 Crawford street, QUEANBEYAN 2620

Prime retail offering with future Development

Unit:	Type	Investment/Vacant Possession	Area sqm	Sale Price
Ground Lot 61	Retail	Investment	134	\$775,000

All figures are exclusive of GST.

Location

Located in the core retail CBD of Queanbeyan. 180 Crawford is opposite Dan Murphy. The property boasts a drive through access from Crawford St linking to Sheedy Lane to K Mart and Woolworths.

Description

A prime retail freestanding property on a 434 sqm site. A long standing Queanbeyan hair dressing salon occupies the 134 net lettable retail space. The balance of the land is underdeveloped currently used for carpark by existing tenant. A drive through access is in place from Crawford to Sheedy lane leading to Kmart and Woolworths. The tenants occupied the premises from 2011 and is paying \$780 per week plus gst with good lease in place plus with option to extend at a later date.

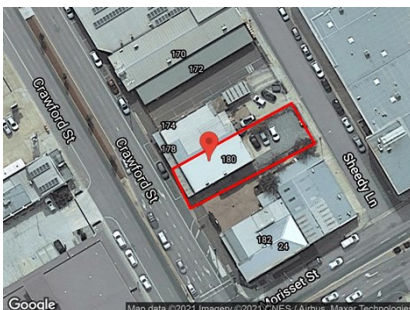
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Rental/Rental Potential

\$40,560 pa

Estimated Outgoings

\$8641 pa

Estimated Net Return

Circa 4.3%

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