



38 Beach Road, Christies Beach

\$1,680,000.00 + GST

- Great tenanted investment, since 2011 – Current term ends 30th June 2025, with further renewal option of 1 year. Rent From July 2024 - \$117,824.76 exc. GST Per Annum
- Double story brick office
- Total area approx. 370 sqm
- 7% Yield
- Located in the heart of Christies Beach
- On site car parking

Annual Outgoings – Paid by Tenant

- Council Rates – Paid direct by tenant.
- Water Rates - \$1575.00
- ESL - \$1690.65
- Building Insurance

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RLA 263 799

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.