

# Sale By Deadline Closing Wednesday 18 September



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## Affordable Retail Investment in Booming Growth Corridor

### Shop 12, 106 Gourlay Road, Caroline Springs

- › 5 + 5 year lease to restaurant trading as Dal Roti Boti
- › Returning: \$42,644 p.a. plus outgoings and GST (as at 8/10/19)
- › Wide frontage to Gourlay Road and Hume Drive
- › Large staff and customer car park at rear
- › Brilliant tenancy fit out with base services for food use
- › Prime retail presence opposite strong performing Taylor's Hill Village anchored by Coles, Liquorland, KFC and Shell.
- › Depreciation benefits available
- › Secure investment with excellent prospects for future growth
- › Affordable retail opportunity ideal for entry level commercial investors.

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