



20/204-206 Warrandyte Road RINGWOOD  
NORTH, VIC

## The Ultimate Entry Level Investment in Popular Ringwood North Shopping Centre

- \* 4.4% net return
- \* Greater return and cheaper than the average-priced apartment in Ringwood
- \* Situated among well-known businesses including Ritchies Supa IGA supermarket, Dominos Pizza, Bakers Delight, Anytime Fitness and Australia Post
- \* 55 sqm retail shop
- \* Net rent \$20,160 p.a. + GST + Outgoings
- \* Tenant pays all outgoings including council rates and body corporate fees
- \* Lease signed February 2020
- \* 4 years + 4 years
- \* CPI increases per annum
- \* Large car park (315 bays) that services the shopping centre
- \* Ducted heating and cooling throughout the tenancy
- \* Favourable Commercial 1 Zone

Asking \$450,000

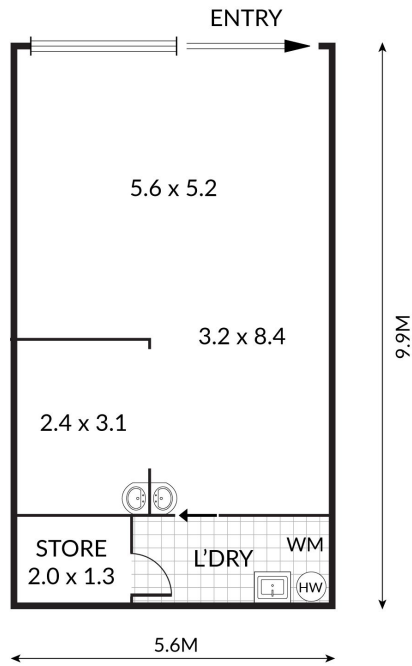
**Type** : Retail

**Building Size** : 55 m2

**Jackson Brenchley Shane Mills**

0431286661

0428819226



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.