



307 Concord Road Concord West, NSW

## Trophy Investment - Set & Forget

This is your opportunity to secure a large landholding of 1101 sqm zoned B1 with 3 street frontages & a strong national tenant - Restaurant Brands Australia.

### Key Highlights:

- + Freestanding well-presented fast food restaurant with Drive Through
- + Secure long lease to December 2024 with a 5 x 5 year option
- + Landlord favourable lease
- + Recent refurbishment to building
- + High profile 1,101sqm corner position with 7 car spaces on-site
- + Guaranteed strong rental growth - Fixed 3% annual rent increases
- + From 14th Dec 2022 Income will be: \$228,571.80 pa + GST (approx.)
- + Prominently positioned on corner block with 3 street frontages
- + Within close proximity to Sydney Olympic Park
- + Nearby Concord Hospital and Concord West Train Station
- + Positioned within moments to the M4 Motorway + proposed Metro Station
- + Prestigious Primary & High schools in the local area
- + Zoned B1 Neighbourhood Centre
- + On termination of lease there is a huge upside for re-development potential (STCA)

For Sale via Auction

Tuesday 11th October 2022 at 10.30 am

Auctionworks - Mezzanine Level, 50 Margaret St, Sydney

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**Price:** SOLD | Time Realty

**Council Rates:** \$0.00

**Water Rates:** \$0.00

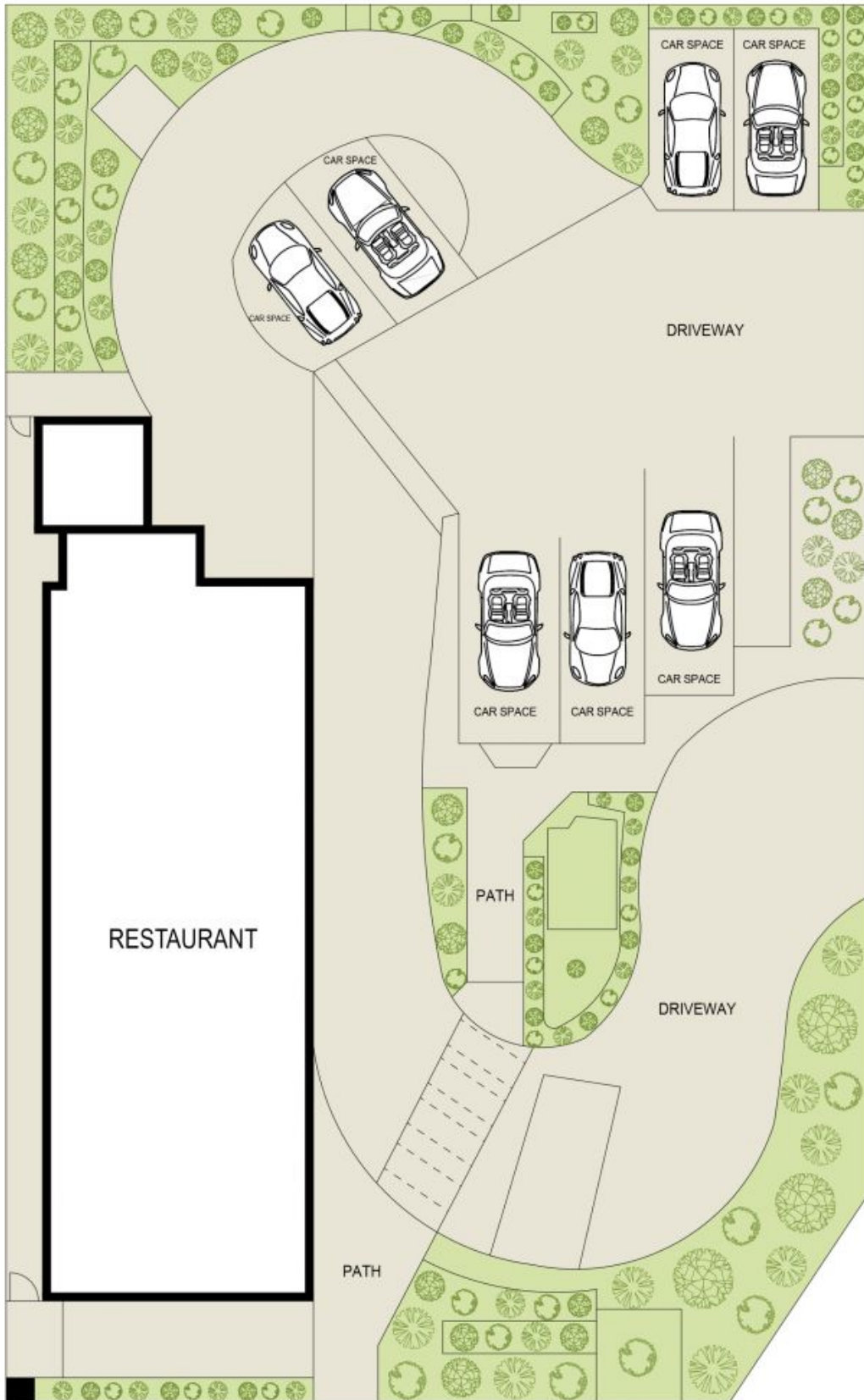
**Strata Rates:** \$0.00

**Adam Scappatura Lambros Markessinis**

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0407 788 777

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



307 Concord Road  
CONCORD WEST

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**time**