



Shop 2/56 Fairlight Street Five Dock, NSW

Blue Chip Investment In Heart of Five Dock

Welcome to your new investment, opportunities like this don't come up often. This prime commercial property is perfectly located in the heart of Five Dock, featuring excellent street frontage and high levels of passing traffic.

With the new metro line coming to Five Dock this property will only increase in value. Here is the perfect opportunity to jump in now for investors. This strata property is almost brand new, situated on the ground floor with lift access to shared rooftop terrace with city views and BBQ area.

Complete with modern kitchen, bathroom, office, storeroom, file room + outdoor sitting space. Total size is 218 sqm on title (approx.), which includes the storage rooms, courtyard + car space.

An exceptional opportunity for astute investors to acquire with tenants in place in a sought-after location.

Asset Features:

- Currently tenanted at \$64,375 + GST
- Lease terms 3 x 3 x 3
- Lease commenced 1 May 2022 and expires 2025 with option 3 year by 3 years
- CPI Rent increases
- Rent review every 3 years

Walking distance to the new upcoming metro rail line in Five Dock. Close to eateries, parks, The Bay Run, Timbrell Park, major roads and public transport. With the proposed metro just a stone's throw away, this is a fantastic opportunity for future potential growth.

If you are looking for a secure investment, look no further!

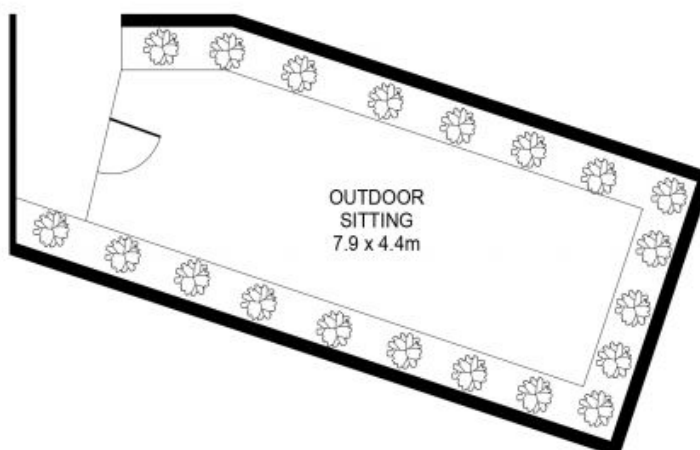
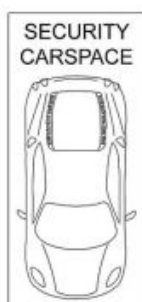
For more information contact Lambros on 0407 788 77 or lambros@timerealty.com.au

Price:	For Sale Time Realty
Council Rates:	\$191.00 p/q
Water Rates:	\$178.00 p/q
Strata Rates:	\$997.35 p/q

Lambros MarkessinTime Realty

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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