

# Excelsior



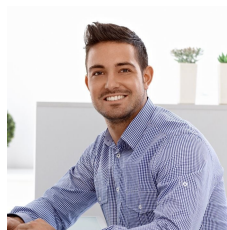
## 45/14 Narabang Way Belrose NSW

This excellent 64sqm office conveniently located in 14 Narabang Way would suit a wide variety of purchasers. Investors can take advantage of strong demand for office space and the current 6.2% Net Return!

- \* Office area 64sqm + 12sqm balcony
- \* Leased until 2nd November 2021
- \* 6.2% Net Return!
- \* Annual Gross rent: \$25,964.52 + GST
- \* Annual Strata Rates \$3,008 approx.
- \* Annual Council Rates \$1,295 approx.
- \* Annual Net rent approx: \$21,661.52
- \* Two parking spaces
- \* CPI reviews annual & market at option
- \* Extremely functional fit-out

[For full version visit the website](https://portfolio.agentpoint.com.au/excelsior)

<b>Type</b>	: Offices
<b>Price</b>	: \$350,000 Excluding GST
<b>Building Size</b>	: 64 sqm
<b>View</b>	: <a href="https://portfolio.agentpoint.com.au/excelsior/sale/nsw/northern-beaches/belrose/commercial/offices/6672008">https://portfolio.agentpoint.com.au/excelsior/sale/nsw/northern-beaches/belrose/commercial/offices/6672008</a>



**Richard Hanson**  
02 9999 9999

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