

SWELL



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

Type : Offices
Price : \$350,000 Excluding GST
Building Size : 64 sqm
View : <https://portfolio.agentpoint.com.au/swell/6683314>



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