



## STAFFORD

5 Sayers Street & 150 Webster Road

159 sqm

## AFFORDABLE RETAIL INVESTMENT + ADDITIONAL LAND!

Sold

Retail Investment

- Fully leased freestanding investment to 2 tenants with upside
- Currently returning \$81,316 pa net + outgoings + GST
- Building 159sqm\* on 374sqm land over 3 lots
- Anchored by National tenant Cheesecake shop (200+ stores in Aus/NZ) + Thai restaurant
- Central high profile Stafford location with unique 4 street frontages
- Directly opposite Stafford State School
- Near major intersection of Stafford & Webster Roads (27,000+ cars daily)
- Opportunity to purchase individually or with neighbouring 540sqm land

|                       |           |
|-----------------------|-----------|
| Property ID           | L27443872 |
| Property Type         | Retail    |
| Building / Floor Area | 159       |
| Land Area             | 914.0 sqm |

### AGENT

Trent Bruce

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- 1st time offered in 46+ years – Perfect for 1st time investor
- Deceased Estate – Will be Sold

#### Additional Land

- Regular shaped 540sqm block
- Cleared and ready for future development (STCA)
- High exposure outbound corner position with 2 street frontages
- LMR2 zoning
- Opportunity to amalgamate with neighbouring site to create a larger 2,359sqm site
- Land is scarce within tightly held precinct
  - Expressions of Interest close Thursday 13 June 2024 at 4pm.

For more information or to arrange an inspection contact your Exclusive Agents Raine & Horne Commercial

Listing ID: 23452505