

**ALEXANDRIA**  
Shop 2/33-39 Euston Road

99 sqm

1 

**PRICED TO SELL**  
**SECURE TENANTED INVESTMENT**  
**OPPOSITE BUNNINGS ALEXANDRIA**

**Sold**


This is an ideal opportunity for an astute investor to secure an affordable and well-presented retail tenancy. Positioned directly opposite Bunnings Warehouse Alexandria in an ideal high-exposure location that is securely leased to an established trade professional.


- > High exposure to Euston Road, directly opposite Bunnings Alexandria
- > Leased to a secure, established tenant
- > Extensive and well-presented fit-out
- > Retail space of 99m<sup>2</sup> with internal bathroom.
- > 1 Secure basement car park, currently repurposed to accommodate storage.
- > 5 × 5-year lease, with fixed 4% annual increase

Property ID	L22499858
Property Type	Retail
Building / Floor Area	99
Car Spaces	1

## AGENT

**Nicholas Smith**

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- > Currently returning \$65,000.00 + GST per annum.
- > Solid rental return
- > Net structured Lease
- > High ceiling and glass frontage of approximately 10 meters
- > A strategic location for your investment

\*All amounts, areas and distances are approximate