



WAGGA WAGGA
403 Lake Albert Road

365 sqm

4 

Multi Tenanted Commercial Investment! - 7.8% Net Return

\$1,395,000

Raine & Horne Commercial is pleased to present a Multi Tenanted Commercial Investment opportunity to the Market.

403 Lake Albert Road comprises three retail premises, existing tenants in place include a popular Cafe & two Beauty services businesses.

Perfectly positioned between two major suburbs in Wagga Wagga, fronting one of Wagga Wagga's main arterial roads.

This strong commercial position provides excellent signage opportunities and amazing exposure to busy Lake Albert Road.


The property has been refurbished and is separated into three well sized retail premises all with modern glass retail frontages.

- Shop 1, being a largely open plan space with partitioned beauty rooms, kitchenette and shared bathroom amenities to the rear.

Property ID	L20632937
Property Type	Retail
Building / Floor Area	365
Car Spaces	4
Land Area	645.0 sqm

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- Shop 2, enjoying a light and functional reception area with four consulting rooms including basins, plus shared bathroom amenities.
- Shop 3, features a large open plan area, currently used as a Cafe with commercial kitchen and disabled bathroom to the rear.

The property enjoys rear lane access via Cobbola Street, providing four reserved car spaces for tenants. All tenancies have front & rear street access.

Presenting a secure investment opportunity with three strong leases in place to quality established tenants.