

PRIME BRAND NEW FREESTANDING RETAIL INVESTMENT

coles
express

Murwillumbah

279-283 TWEED VALLEY WAY (CNR ALMA STREET)



BUSTLING POPULAR TOURIST LOCATION



TEN (10) YEAR NET LEASE



NET INCOME OF \$345,000PA*

PRIVATE SALE

FREESTANDING
RETAIL INVESTMENTS

**coles
express**

Murwillumbah

279-283 TWEED VALLEY WAY (CNR ALMA STREET)



Brand new freestanding Coles Express Service Station and convenience store in popular tourist location



High exposure strategic corner on the main street arterial roads providing **access to Murwillumbah town centre**



Less than 25 minute drive from Coolangatta airport & the Gold Coast



Brand new improvements providing **excellent tax saving depreciation benefits**



Ten (10) year Net Lease to Coles Express plus three (3) options of ten (10) years each



Net income of \$345,000 pa* with **increases of 3.25% pa***



DOMINANT CORNER GATEWAY SITE AT THE ENTRY TO THE MURWILLUMBAH TOWN CENTRE



BUSTLING TOURIST DESTINATION 20 MINUTES* FROM THE GOLD COAST



IDEALLY LOCATED WITH A VARIETY OF DINING AMENITY

PRIVATE SALE

FOR MORE INFORMATION, PLEASE CONTACT THE SALES AND MARKETING AGENTS

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* Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before buying you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied up to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.

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