



## 14-16 Heyington Crescent NOBLE PARK NORTH

### Corner Position, Double Exposure: Shop and Dwelling with Rear Lane Way Access!

Want to get into Noble Park North commercial property market, then you must add this property to your new commercial portfolio. Located in a local shopping strip along with a fish and chips shop, a newsagency.

Current business is a Bottle shop at the front and 3-bedroom dwelling at rear comprising kitchenette, separate bathroom, toilet and secured car space with rear entry.

- Rental income: \$22,993 PA+ outgoings
- Annual Increase : CPI
- Lease Commencement: 10/06/2019, Term 4 years
- Further term option: 2 x 4 Years
- Zone: Commercial Zone 1
- Land size: 368m2 (approx.)
- two separate titles
- Building area : 186 sqm (approx.)

Photo ID Required for Inspections

**Council Rates:** \$0.00 p/q  
**Water Rates:** \$0.00 p/q  
**Strata Rates:** \$0.00 p/q



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