



123 Palmerin St, Warwick



## MAIN STREET RARE OPPORTUNITY

Excellent opportunity to purchase a Palmerin Street building.

Located in a busy part of the CBD, this 198sqm building, which has back access from SDRC carparking, currently has a retail lease in place which is one year into a three year lease.

Currently paying \$2298.62 per calendar month plus outgoings, with an annual increase of 3% in May. Representing approximately 6% return - better than money in the bank.

This building has been renovated inside including an updated kitchen and staff area.

This is a great opportunity to purchase a commercial building in a blue ribbon spot.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	\$460,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	4725
<b>Land Area</b>	198 m2

### Agent Details

Kelly Reardon - 0409 274 001

### Office Details

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