



256 High Street Northcote, VIC

## Savvy Investors and Superannuates - No GST payable!

Located within a tightly held, popular, vibrant retail precinct surrounded by cafe's and served by trams and buses; this is an outstanding opportunity to secure the freehold of this single level premises on an iconic strip, securely leased to a well established, iconic business. With a current rental of \$22,272 (net), it presents an excellent choice for savvy investors and superannuates to secure an income stream and improved capital growth over the medium and long term.

- Building area 82m2 (approx)
- Leased until 2018
- All outgoings and GST paid by tenant
- CPI reviews at end of lease period
- Currently returning \$1856 pcm

Price: CONTACT AGENT

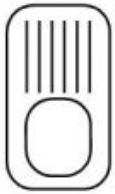
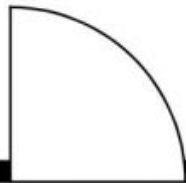


**Love Commercial**

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# 256 High St. Northcote

**Courtyard**



**LOVE & CO**

256 High Street

Northcote, VIC

**3.1m X 2.3m**