



**INVEST OR OCCUPY!**

\$729,000

Attention to all owners & astute investors! This is a rare opportunity to secure this large strata title shop, located at the main retail strip of South Granville. Currently leased to Dellwood Newsagency, with excellent signage potential & this property would suit savvy investors.

- + Leased to Dellwood News Agency
- + 80sqm on title
- + 1 allocated car space & own amenities
- + Currently tenanted at \$2,650.00 including GST per month
- + Zoned E1 local centre
- + Current lease term until 27/08/2026 with no options
- + Outgoing: Council Rate \$455.00 quarterly & Strata Levy \$1,582.00 per quarter
- + Contact the exclusive agent for more information or arrange a private inspection



**Son (Sonny) Tran**  
Principal

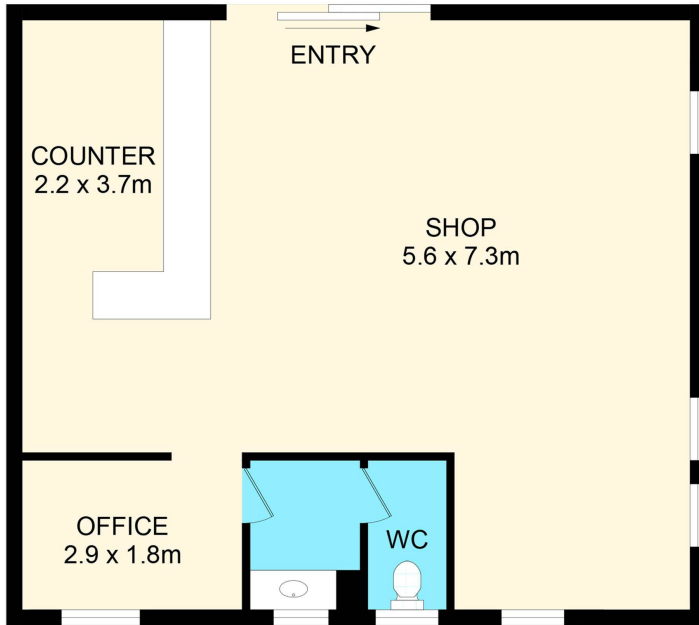


**Tuan Tran**  
Sales Executive

**Amenities**

- Retail

Laing+Simmons | Cabramatta



11/12 Dellwood Street, South Granville

Plans shown are for presentation purpose only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference interested parties should make their own inquiries using independent sources.

