



**Colemon**  
PROPERTY GROUP



### ENTRY LEVEL INVESTMENT SHOPFRONT WITH EXCELLENT EXPOSURE TO CANTERBURY ROAD

Perfectly situated with direct exposure and frontage onto the busy Canterbury Road, with thousands of vehicular traffic daily, this ground floor shop is recently leased on a 3 year lease with generous rental returns. An ideal purchase for investors or future owner operators.

Features:

- \* Shop area approx 47m2 + 1 car space, total area approx. 60m2
- \* High ceilings and freshly fitted out with flooring and air conditioning
- \* Excellent signage opportunities facing onto Canterbury Road
- \* Common bathroom amenities at the rear
- \* Currently rented for \$24,200 incl GST pa. lease terms 01/12/2025 with 1 year option.

**Asking Price:**  
\$300,000 - \$320,000

**Contact:**  
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## OFFER TO LEASE

**Property:**

**Security Bond:** 3 months net rental + personal guarantee

**Name:**

**Company Name:**

**ABN / ACN:**

**Address:**

**Phone:**

**Email:**

**Proposed Business Usage:**

**Annual Rental:**

**Lease Terms:**

**Lease Options:**

**Annual Increases:**

**Lease Commencement Date:**

**Other proposal or conditions:**

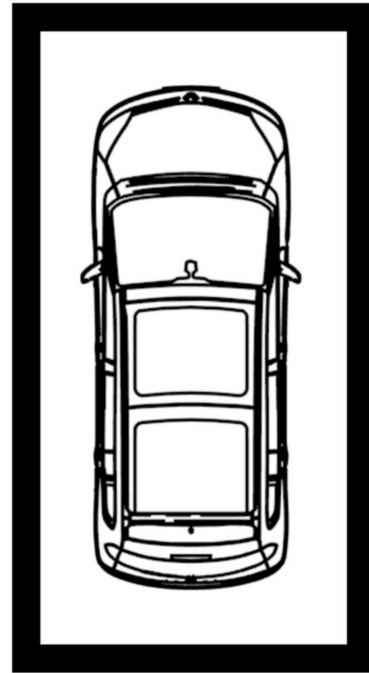
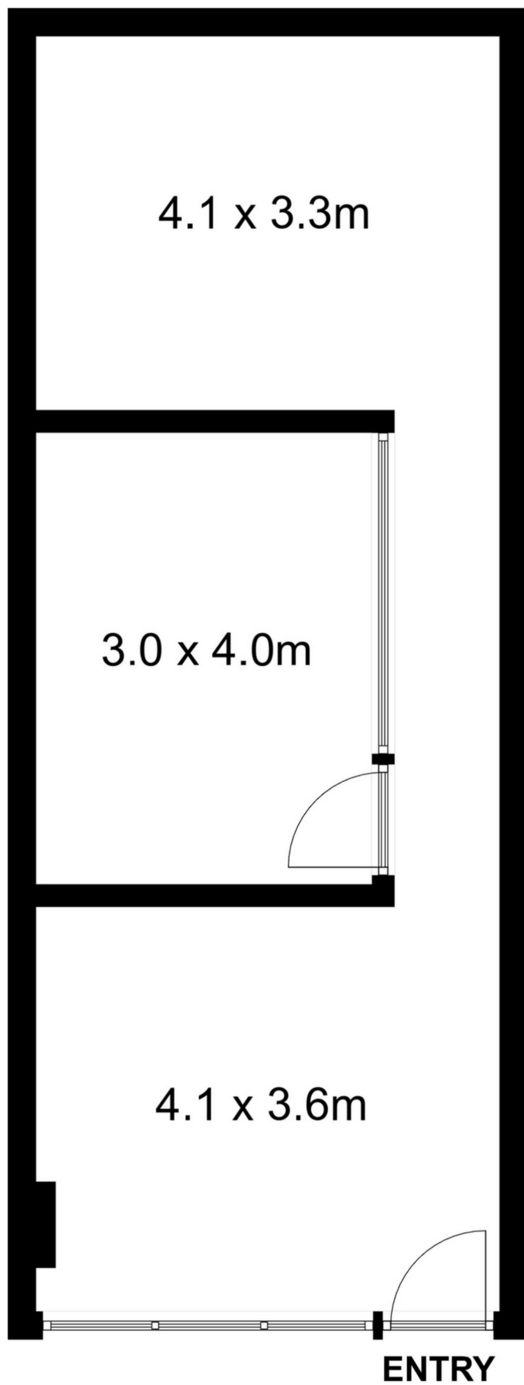
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**Signature**

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**Date**

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Car Space  
2.6 x 5.4m  
(NOT IN POSITION)



## Shop 5, 2-6 Messiter St, Campsie