

Information Memorandum

Property Address: 703 Pacific Highway Belmont

Site Size: 474m²

Title: LOT 3, DP656665

Folio Identifier: 3/656665

Zoning: R2 - Low Density Residential

Council: Lake Macquarie City Council

Type: Mixed Use of Residential and Commercial.

Residential Unit 1

2 Bed, 1 Bath, 1 Car

Lease Start: 18.1.24

Lease End: 16.1.25

Annual Income: \$19,240

Residential Unit 2

2 Bed, 1 Bath, 1 Car

Lease Start: 17.11.23

Lease End: 15.11.24

Annual Income: \$18,720

Retail Shop

Size: 57m² (approx)

Tenant: Studium Essentials – Naturopathy & Skincare

Lease Type: Retail

Lease Start: 1.11.2022

Lease End: 30.10.24

Option: 1 Year

Outgoings: Land Rates & Insurance \$192.40 Per Month

Annual Income: \$16,255.44 (excluding GST - Owner is not registered for GST)

Yearly Income \$54,215 (excluding GST – Owner is not registered for GST) +
Recoverable outgoings (Commercial)

Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions and exclusions.