



Shop 12, 177 Mitchell Road, Erskineville



## Boutique Bike Shop Investment

A rare opportunity to secure a boutique retail investment in the heart of the Alexandria/Erskineville precinct, moments to The Grounds, Sydney Park and directly opposite the "Ashmore Estate" a brand new residential community for 1,400-1,600 apartments.

- + Well established tenant, "Montague Bikes has been committed to producing high performance, full-size folding bikes since 1987".
- + Wide street frontage, high ceilings on corner location and north facing.
- + Within high density residential & nearby commercial precinct, with onsite visitor parking.
- + Walk to King St, Newtown, St Peters Station, Erskineville Village & The Grounds.
- + Surrounded by quality long term tenants including Child Care Centre, Convenience Store, Bottle Shop, Beautician, Dentist, Dry Cleaners and popular cafes.
- + \$31,200 p.a + GST Net. Lease commenced 15th May 2017, 3x3 year term with 4% annual increases.

<b>Price</b>	SOLD
<b>Property Type</b>	commercial
<b>Property ID</b>	581
<b>Office Area</b>	110 m2

### Agent Details

Stephen Wan - 0414263366

### Office Details

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