



MOSMAN NSW - SOLD - \$3.85M - 30% Contracoin



Agent Info

Name: Global Property
International
Country: Australia
City: Gold Coast

Listing details

Description:

Mosman NSW - SOLD - \$3.85M - 30% Contracoin

1 / 190 Raglan St, Mosman NSW

Positioned on a prime corner site of Military Road & Raglan Street, this landmark boasts both status and visibility.

This commercial property has exceptional street presence with excellent and long standing retailers and services providers including ANZ Bank, Rosso Cavallino, Peter Hewett Optometrist and all the major boutique shops and cafes.

The property is currently leased by Di Jones Real Estate at \$228,000 per year with 4% per year increase. There has been \$170,000 spent recently on a new fitout.

This commercial property presents an excellent opportunity for those seeking a well-located and visually appealing investment portfolio. The combination of a prime location and a long term tenant with excellent rental income makes it a compelling proposition.

Location:

Mosman, is situated on the Lower North Shore of Sydney, just 8 km's north-east of the Sydney CBD. It is bordered by Sydney Harbour to the south, Middle Harbour to the west, and affluent suburbs such as Neutral Bay and Cremorne to the east.

Features:

- Long term tenant
- \$170,000 was spent on a new fit out recently.
- Rent is \$228,000 per year
- 4% CPI yearly increase.



- Prime position

This excellent fully leased commercial investment property is priced at \$3.85M with the seller accepting \$2,695,000 Cash + \$1,155,000 Conracoin (30%)

Common

Property for:	Sale
Price:	\$ AUD 3,850,000
Number of Floors:	1
Garage:	No

Location

Country:	Australia
State/Region/Province:	New South Wales
City:	Mosman
Address:	1 / 190 Raglan St,
ZIP code:	2088
Reference Number:	RF197512

