



## 72-74 MOORE STREET LIVERPOOL

Offered for the first time to the market, we are pleased to present 72-74 Moore Street, Liverpool for sale.

The property is a well positioned retail/commercial building in the heart of Liverpool's Central Business District and offers long term growth potential.

The land area is approx. 312 m sq (according to R.P Data), which benefits from high exposure and ample pedestrian foot traffic awaiting the bus interchange.

The property is a two level freehold building with ground floor retail and first floor comprising of 6 various sized commercial offices (N.L.A is subject to survey).

The key investment highlights for this property are:

- Prominent two level freehold retail/commercial building with rear lane access & parking
- Key Central Business District location
- An opportunity for the owner occupier
- Two (2) tenancies both on monthly holdovers indicating intentions to remain at premises. Offering investors a steady income stream of \$81,972 including GST (as an ongoing concern - no GST will apply)
- B4 mixed use zoning offering a range of uses for both current and future development
- Infrastructure including the Western Sydney Airport
- Liverpool Health & Academic multiple tertiary education facilities

### YEARLY OUTGOINGS

Building Insurance: \$4,400 (approx.)

Council Rates: \$6,798 (approx.)

Water Rates: \$1,650 (approx.)

Land Tax: \$1,280 (approx.)

For further information or inspections, please contact Annette Pace on 0437 212 154.



