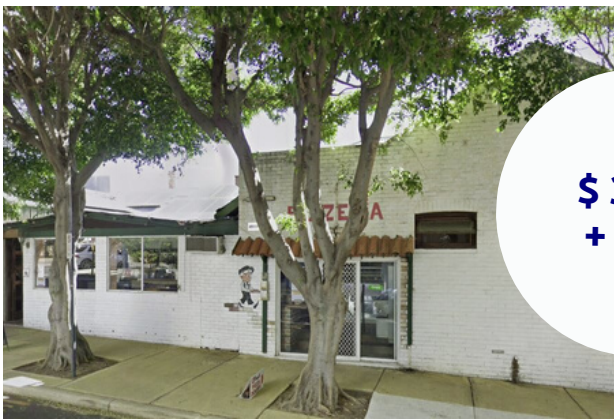


FOR SALE

Churchill Knight

COMMERCIAL REAL ESTATE



**\$ 3.3M
+ GST**



231 Stirling Highway, Claremont

Summary

Two street frontage	
Corner Location	
Land Area	701m2
Zoning	Mixed use
Frontage	16.64m - Stirling Highway 41.24m - Walter Street

Holding Income - very substantial

Long lease to an established tenant to 2028
with an appropriate redevelopment clause.

- Gross rent Current - \$139,312.00 P.A + GST
- Estimated Outings - \$30,000.00 P.A + GST



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