



#### 4/143 Military Road Neutral Bay NSW

On rarely does a retail investment of such quality enter the market.

- 80sqm (approx) ground floor Jeweler
- The business has been in Neutral Bay for well over 20 years (formerly as Deborah Windfeild Jewellery)
- Prime position nestled in between the Post Office & The Commonwealth Bank with abundant passing trade
- 5 + 5 year commercial Lease - Commenced April 2012
- CPI increases annually
- Net income of \$62,263 (approx)
- Huge Frontage
- Brand new 'A' Grade fit-out
- Ideal Self-Managed Superfund investment

Price Guide - \$1,000,000 - \$1,100,000 gst exclusive

Inspect - Strictly by appointment

**Building Size** : 76 sqm  
**Land Size** : 76 sqm  
**View** : <https://www.dorancommercial.com.au/sale/nsw/north-shore-lower/neutral-bay/commercial/retail/5882753>



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