



MILLAA MILLAA

Astute investors.... Double Opportunity Knocks

A well renovated Coffee Shop / 3 Bedroom Unit are for sale in the Main Street of Millaa Millaa.

On offer is this super little freehold building with both the main street shop above and 3 bedroom unit below.

THE COFFEE SHOP BUSINESS (inc fixtures and fittings) IS OWNED SEPARATELY.

The coffee shop upstairs is currently tenanted which guarantees a steady income of \$285 pw plus \$250 per quarter towards the rates. It has a one year lease and a one year option to renew the lease.

Underneath is the spacious three bedroom unit that has just been nicely refurbished, it has a covered outdoor area and a carport at the rear of the building. Access is from the back street. This unit is currently getting a rental value of \$185pw

Currently this smart little investment earns from the double rents.

Other features: Close to Schools, Close to Shops, Garden, Separate Dining

- Land Area 364 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 5133450

SALE DETAILS

\$255,000

CONTACT DETAILS

Malanda

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