



3/1 Jacaranda Avenue. RAYMOND TERRACE NSW

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### "INVESTORS TAKE NOTE"

Quality commercial building located in the prestigious "Jacaranda Heritage Centre."

Leased to Disability Services Australia the complex also has in occupancy high profile lessees , Roads & Maritime Services, Hunter Imaging & Mackie Chiropractic.

Excellent investment opportunity offering:

- New 2 year lease with 2 year option
- Net return of \$58,892 per annum ( GST exclusive )
- Lessee pays 100% of outgoings not of a capital nature
- 219.3m2 of air conditioned floor space
- 5 reserved car parks

For further information contact listing agent Gregg Bates.

**View :** <https://www.dowlingterrace.com.au/sale/nsw/port-stephens/raymond-terrace/residential/house/8016286>



**Gregg Bates**  
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