

# GUNNING



## 1-4/11 Ward Avenue Potts Point NSW

Gunning Real Estate is pleased to offer for sale this diverse retail investment in the affluent suburb of Potts Point. Situated on 4 separate strata titles, these properties are being offered in one line. They offer the astute investor a hassle free investment with minimal risk. Capitalise on the gentrification of the precinct.

### Property Highlights;

- Net income \$60,600 per annum
- 4 Strata title shops
- 72sqm of total lettable area
- Varied lease expiry
- CPI increase annually

**Building Size** : 72 sqm

**View** : <https://www.gunningre.com.au/sale/nsw/eastern-suburbs/potts-point/commercial/retail/5731107>



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