



## 28 Emu Pde, Jacana

### PROMINENT JACANA RETAIL INVESTMENT WITH UPSIDE & 7% ROI

NSL Property Group is pleased to present 28 Emu Parade Jacana, For Sale and Now Available.

This retail investment sits within a premier commercial precinct and is ripe for further upside potential (STCA).

Positioned in an established and exclusive precinct of Jacana close to Pascoe Vale Road and the Metropolitan Ring Road, the property offers flexible Commercial 1 Zoning.

Key Features include:

- Total Land Area: 242 sqm
- Total Building Area: 177 sqm
- Securely Leased To Established Teant With A Passing Rent Of \$43,000 pa
- Rear Access
- Ample on-site Parking
- Includes Full Contained Three (3) Bedroom Unit
- Available Now

For further information on this asset or to discuss your Jacana property requirements contact NSL Property Group:

Guy Naselli 0413 750 744

Jackson Brenchley 0431 286 661

2 242m2

Price	\$620,000
Property Type	Commercial
Property ID	244
Land Area	242 m2
Office Area	177 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

Jackson Brenchley - 0431 286 661

#### OFFICE DETAILS

NSL Property Group  
597 Gilbert Rd Preston, VIC, 3072 Australia  
0413 750 744

