



## 86-90 Bay Street Level 1, 86-90 Bay Street, 2007

A large floor plate, modern strata office floor comprising 830m<sup>2</sup> of strata area split into three separate tenancies serviced by two lifts and benefiting from security basement parking for 11 vehicles.

Net income of \$213,341 per annum plus recoverable outgoings of \$3,671.06 totalling \$217,012.06.

A position of dynamic proportions, this Broadway/Ultimo area is booming and affordable well let investments with generous parking are hard to come by. Wise buying for an astute investor or future owner occupier!

- ↑ Level ..... 1
- ✕ Area m<sup>2</sup> ..... 830m<sup>2</sup>
- 💰 Sale \$2.688m as a 'going concern'
- 💰 Method of Sale by Negotiation
- 🚗 Parking .... 11 security car-spaces

### 📍 Location

Vibrant and high profile position on the eastern side of Bay Street only 50 metres from Broadway, directly opposite Broadway Shopping Centre.