



UPSTATE

Office Investment with Excellent Upside Potential

Belrose
22/23 Narabang Way

SALE

Executive Summary

Property	22/23 Narabang Way, Belrose
Price	\$435,000 Ex GST
Strata	SP78928 Metro Asset Management admin@metroassetmanagement.com.au 02 9918 9915
Location	Located within the bustling Belrose Business Park, at the intersection of Mona Vale Road, and Forest Way
Total area	97sqm + 17sqm Balcony
Car Spaces	5 secure basement parking spaces
Gross Rent	\$29,800 + GST Gross (per annum)
Net Rent	\$23,844 + GST Gross (per annum)
Outgoings	\$5,956 (per annum)
Zoning	B7: Business Park — Northern Beaches Council
Exclusive Agent	Exclusive Agent Upstate Commercial Aleks Lukich aleks.l@upstate.com.au

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LEASE DETAILS

Total Gross Rental	\$29,800 + GST Gross
Office Gross Rental	\$25,000 + GST Gross
2 x Parking Spaces	Leased at \$400 PM + GST
Current Net Rent	\$23,874 + GST
Outgoings	\$5,926 (per annum)
Lease Term	3 x 3 Year Lease



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Property Description

UPSTATE Commercial as exclusive agents are proud to present 22/23 Narabang Way, Belrose for sale by Private Treaty.

This 97sqm light filled office represents a great opportunity for an astute investor to capitalize on a growing market in an A-Grade building. Take advantage of historically low interest rates and beat the banks with this secure investment!

Located within the bustling Belrose Business Park, at the intersection of Mona Vale Road, and Forest Way. This site offers easy access to the Northern Beaches, North Shore, and Sydney CBD. Excellently positioned next to major roadways, and all the amenities offered by Belrose Super Centre.

Features

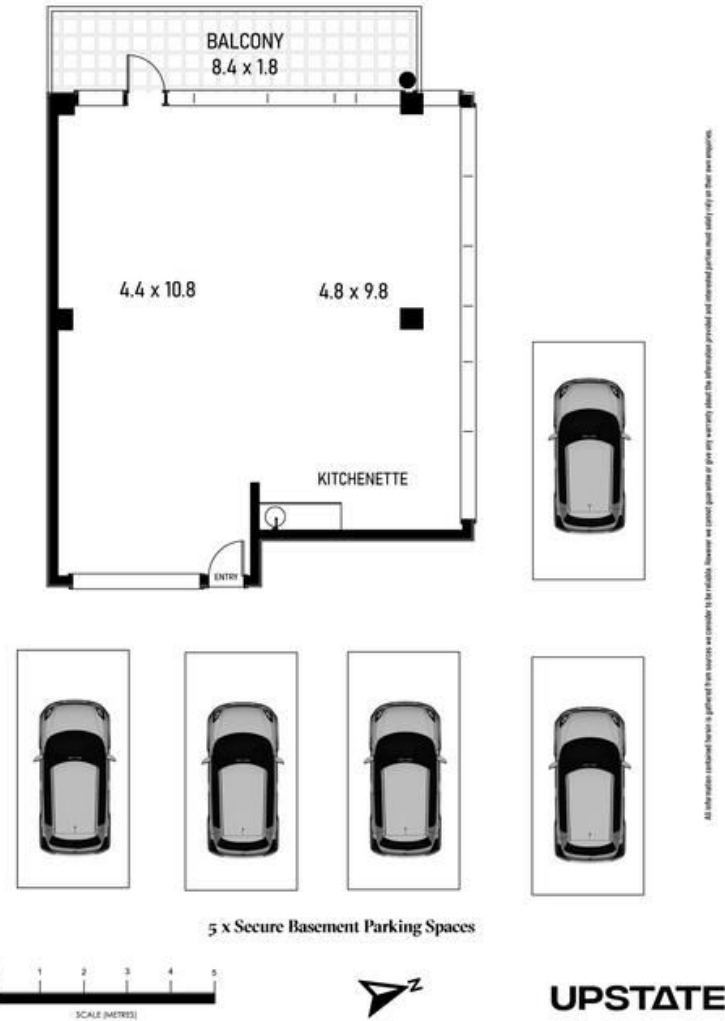
- 97sqm + 17sqm Balcony
- 5 Parking Spaces
- Current Net Rental \$23,844 + GST
- 3 Year Term — Signed May 2019
- 3 Year Option
- 3% Annual Increases
- Market Review at Option
- Total Gross Rental \$29,800 + GST Gross
- Gross Rental Office \$25,000 + GST
- 2 x Parking Spaces Leased for \$400 pm + GST.
- Outgoings approx. \$5,956 pa.
- Light Filled North West Aspect!
- Corner Ground Floor Location
- Arguably Best in the Block
- Green Building with rain water Collection
- Water bills under \$10



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Property Description



22/23 Narabang Way
Belrose

Sale Details

Method of Sale

Private Treaty

Upstate Commercial

\$435,000 Ex GST



Exclusive Agent



Aleks Lukich
0419 011 211
aleks.l@upstate.com.au

To view videos and more of this high potential property and to see all our listings visit
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To read the standard set of disclaimers for this offer please visit
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You'll find nothing tricky, just the usual legal text that we are obliged to publish.

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