



## Prime Investment Opportunity in Moss Vale CBD!



60sq  
m

## 10/312- 316 Argyle Street, Moss Vale

### Sold

Are you ready to savor the taste of success in the heart of Moss Vale's bustling Central Business District? Look no further!

We present to you a remarkable Commercial Takeaway Food shop with an enviable long-established lease, poised for monumental growth & offering a delicious 6% return on your investment.

- This thriving food establishment has stood the test of time, earning a stellar reputation among locals & tourists alike.
- Benefit from the security of a well-established, long-term lease agreement, ensuring a stable income for years to come.
- Situated in the heart of Moss Vale's CBD, your investment will benefit from high foot traffic & excellent visibility, making it the go-to destination for hungry patrons.
- With Moss Vale's CBD experiencing rapid development & growth, this investment is positioned to capitalize on increasing demand for dining options.
- Enjoy a steady & impressive 6% return on your investment, providing you with a reliable

**Property ID:** L24684073

**Property Type:** Other

**Building / Floor Area:** 60

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source of income while your property appreciates in value.

- As the CBD continues to flourish, property values in Moss Vale are on the rise, ensuring potential capital gains on your investment.
- This food shop boasts a loyal & diverse customer base, providing a stable income stream & room for expansion.
- Convenient parking facilities nearby ensure accessibility for customers.
- Become part of the vibrant Moss Vale community & contribute to the town's culinary landscape while reaping the rewards of your investment.

This is a rare opportunity to own a piece of Moss Vale's flourishing commercial Real Estate market with a secure, long-term lease & a promising 6% return.

Don't miss out on this savory investment!

Contact us today to schedule a viewing & start building your future in Moss Vale CBD.

Act fast, as opportunities like these are in high demand and won't last long.

For further information or to arrange your inspection contact Matthew Anstee 0400 555 088