



## DESCRIPTION

This completed project sits within the prime location of 9 Danks Street Waterloo – Sydney’s hippest street. Danks Street is an arts hub and gourmet haven attracting Sydneysiders from all over. Xhibit9 is home to furniture suppliers, an organic grocer, an art supplier, a beautician, interior designers and Cafe/Providore’s.

For Sale are 9 tenanted commercial retail/showrooms generally ranging in size from 69m2 to 260m2 (or larger areas by combining suites to your requirements). With excellent tenants in place, xhibit9 makes for an ideal investment.

The total net lettable area of the retail/showroom component of the project available for sale is 1,450 m2.

## INVESTMENT BENEFITS

<b>Rental Yield</b> 8.0%	<b>Rental Vacancy</b> 0.0%
All Commercial/Retail Showrooms are tenanted	
Lease term options range from 3 to 5 years	
All tenants pay all outgoings	

## PROJECT SUMMARY

Project Name	Xhibit 9
Project Location	9 Danks Street, Waterloo NSW
Construction	Completed
Project Description	Tenanted Commercial retail / showrooms
Aviate Group investor selection	9
Size range	69 sqm to 361 sqm
Car park	4 security car spaces at \$40,000 each
Valuation Price	\$515,000 to \$2,830,000
Settlement Date	6 weeks from Exchange



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