

# GUNNING



## 15/85 Bourke Road Alexandria NSW

Gunning Commercial is excited to offer for sale via public auction this great investment opportunity.

The property is situated in the heart of Alexandria at the junction of Bourke and Gardeners Road. The property sits adjacent to Bunning's Warehouse on the ground floor of a commercial strata building.

The property is tenanted by experienced cafe operators whom have committed long term to the property with a strong rental and fixed annual 4% rent increases.

Other features of the property include:

- 87sqm
- Two (2) car spaces on title
- Good loading access
- Timber floors

**Building Size** : 87 sqm

**View**

: <https://www.gunningre.com.au/sale/nsw/eastern-suburbs/alexandria/commercial/retail/5730731>



**William Gunning**  
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