

# PROPERTY SUMMARY

**KFC Restaurant: 357-359 Frome St, Moree, NSW 2400**

**Northern NSW, AUSTRALIA**

## ABOUT THE PROPERTY

The building of a well established KFC in the town of Moree, northern NSW is for sale.

The newly refurbished KFC has been trading in this property for 30 years.

### Location

Moree is a progressive and dynamic town situated at the heart of NSW's northern wheatbelt and recognised nationally as Australia's Artesian Spa capital.

Ideally nestled on the NSW and QLD border, Moree is a town rich in culture, heritage, agriculture and natural assets with each component intertwining to define the characteristics of both the town and the community.

Moree is approximately 640km north west of Sydney; approximately 7 hours drive from Sydney CBD.

## OTHER KEY DETAILS:

- For Sale: **\$2,300,000**
- Site area: 2,019 sqmm
- Building area: 269 sqmm



## KEY FEATURES

<b>Rental Income:</b>	Rental return of \$139,113 plus GST p.a. Initial 6% return based on the asking price.
<b>Lease Term:</b>	5 years.
<b>Rent Increase:</b>	3% incremental increase each year.
<b>Tenant:</b>	KFC.

**A property is no longer an all or nothing proposition. The DomaCom Fund heralds a new era for property investing.**

**BUILDING FACTS AND FEATURES**

A newly refurbished KFC that has been trading for 30 years.

Address:	357-359 Frome St, Moree, NSW 2400 Australia
Sector:	Business
Location:	Moree town centre, approximately 7 hours drive north west of Sydney CBD.
Building area:	269 sqm
Site area:	2,019 sqm
Car parking:	Abundant spaces

**TENANT**

KFC

**The property is 100% leased to KFC.**

Rental Income:	\$139,113 plus GST p.a. (Initial \$6% return based on the asking price.)
Lease Term:	5 years
Rent Increase:	3% incremental increase each year.

**BOX Commercial**  
Estate Agents  
Exclusive & Syndicated Investment Property

This property has been brought to you by Box Commercial, established in 2015 by Robert Stanley Turner.

For more information, please contact **Robert on 0418 98 2000** or email **rob@boxcom.com.au**.



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