



# FOR SALE

## KYD\$1,350,000

Pending/Conditional

### THE STRAND - 9% ROI NET






The Strand Shopping Centre is located in the heart on Seven Mile Beach corridor, fully tenanted and always in demand - this is a 2nd floor fully renovated and refitted 2 floor office suite of 1870sf main floor and 1120sf second floor space, including brand new kitchens and washrooms. Fully leased with long term reputable tenant, 9% return net! Priced to sell!\_\_ .

#### Location:

 **Seven Mile Corridor**

#### Features:

-  **2989 Sq Ft.**
-  **Inland**
-  **Office**



SCAN ME TO FIND OUT MORE

MLS: 415236



**Michael Binckes**

Sales Associate  
michael.binckes@remax.ky

**+1 (345) 945 2011**

remax.ky

member of  **cireba**



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### Property Features

Location **Seven Mile Corridor**  
Sq. Ft **2989**

MLS # **415236**  
Year **1997**

View **Inland**  
Type **Office**

### Building Features

- ✓ City Water
- ✓ Elevator
- ✓ Multi-Zone AC
- ✓ Stories: 2

### Additional Information

Title	<b>Freehold</b>	Class	<b>Existing</b>	Total # of Units	<b>38</b>
Construction	<b>Block</b>	Land Certificate	<b>Not Issued</b>	Water Frontage	<b>No</b>
Floor Level	<b>2</b>	Stories	<b>2</b>	Foundation	<b>Slab</b>
Strata #	<b>231</b>				

### Running Costs

Sewage in Maintenance Costs	<b>Yes</b>	AC in Maintenance Costs	<b>No</b>	Gardening in Maintenance Costs	<b>Yes</b>
TV in Maintenance Costs	<b>No</b>	Insurance Included in Maintenance	<b>Yes</b>	Pest in Maintenance Costs	<b>No</b>



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