

UNIT 7/74-76 ISHMAEL ROAD EARLVILLE



# FOR SALE

## WAREHOUSE – INVESTOR OPPORTUNITY OR OWNER OCCUPY

Shed 7, 8 & 9/74-76 Ishmael Rd, EARLVILLE QLD, 4870

Three strata warehouse sheds are for sale as one lot  
Lot 7 (658 m<sup>2</sup>), Lot 8 (129 m<sup>2</sup>) and Lot 9 (109m<sup>2</sup>) TOTAL 896m<sup>2</sup>  
No GST applicable

Insurance paid by the Body Corporate

All tenancies are leased

Asking price reduced to \$565,000

Rental income approximately \$54,000 pa

Body Corporate and Rates Approximately \$15,000 pa

NET return of \$39,000 meaning 6.9% net return on investment or owner occupy a portion and pay yourself the rental income.

Neat and tidy complex

High clearance access for Lot 7 with 500kg gantry crane, air-conditioned show room, 2 offices & staff room

Zoned Light Industrial

New Roof

Contact Agent Fiona Green

0 BED | 0 BATH | 0 CAR

### PRICE:

Priced Reduced to \$565,000

### OPEN FOR INSPECTION:

N/A



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