



SOLD

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 m²), Lot 8 (129 m²) and Lot 9 (109m²) TOTAL 896m²
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:
\$420,000

OPEN FOR INSPECTION:
N/A



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