



## FOR SALE

### TENANTED INVESTMENT WITH SOLID TENANT IN PLACE

- 254m2 total floor space
- Currently returning \$31,827 + GST Gross pa (Includes Outgoings)
- Outgoings are \$9,744 pa
- Net return of \$22,083 pa
- 170m2 High bay warehouse plus 84m2 mezzanine offices
- High clearance roller door
- Fantastic secure complex with abundance of parking
- Great location just seconds to the M1
- Motivated seller!

0 BED | 0 BATH | 0 CAR

**PRICE:**

Asking \$375,000

**OPEN FOR INSPECTION:**

N/A



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