



**SOLD**

## TENANTED INVESTMENT WITH SOLID TENANT IN PLACE

- 254m<sup>2</sup> total floor space
- Currently returning \$31,827 + GST Gross pa (Includes Outgoings)
- Outgoings are \$9,744 pa
- Net return of \$22,083 pa
- 170m<sup>2</sup> High bay warehouse plus 84m<sup>2</sup> 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:  
\$359,500

OPEN FOR INSPECTION:  
N/A



**Shaun Robinson**  
**0403416419**  
shaun@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)