



SOLD

WAREHOUSE FOR OWNER OCCUPIER WITH INCOME

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

Strata Warehouse - last sold October 2020

Lot 7 (658 m²)

3 tenancies consisting of;

478m²* - Currently leased to Lotus Commercial on a 3 year lease expires 30/11/2023, with 1 + 1

+ 1 year options

160m²* - Month to month rental with sliding door access

40m²* - A small 40m² shed a rear is rented on a monthly basis

Shared side driveway for access to the two smaller tenancies

Purchase as a going concern

Insurance paid by the Body Corporate

Asking price \$465,000

Rental income approximately \$42,360 pa

Body Corporate \$6,500 pa*

Rates \$5400 pa*

Neat and tidy complex

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

Zoned Light Industrial

New Roof couple years ago

*Approximate

Contact Agent Fiona Green At Realty 0428 875 804

0 BED | 0 BATH | 0 CAR

PRICE:

\$440,000

OPEN FOR INSPECTION:

N/A



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