UNIT 7/74-76 ISHMAEL ROAD **EARLVILLE**

@realty

FOR SALE

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:
Contract Agent Fiona Green

OPEN FOR INSPECTION:
N/A

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