



**SOLD**

## SOLID TENANCY AND RETURN

Set on 1644 sqm of land zoned E2 Commercial Centre with street and laneway providing dual access to approximately 535 sqm of office and workshop area applicable to many commercial applications with spaces in short supply. Currently leased under a long standing tenancy, KSB's strong brand in the industry services the Northern Rivers to Coffs Harbour and beyond. The premises was purpose built with large vehicles in mind and provides safe storage with maintenance and service facilities onsite including drive over pit, wash down area and has equally served as a commercial / retail outlet over the years.

Offering a 7% - 7.5% net return with rent paid by the business currently \$5400 + GST PCM + OUTGOINGS and 3% annual increases.

First term to January 2028 with 2 x 3 year options.

\*\* Zoned B3 Commercial Core.

Please note that given the zoning finance lenders may impose different lending criteria. We encourage interested purchasers to investigate such criteria with their lender or broker prior to any inspection request or contact us so we may assist you with your finance requirements.

\*\* Grafton is centrally located between Coffs Harbour and Yamba in what is shaping up to be the new corridor of interest. With Grafton, Yamba and Coffs Harbour providing the 3 major hubs along an approximate 125km of unspoilt coastline. Along with several coastal villages, some just 35 minutes from Grafton, offering unspoilt beaches and rivers with an ideal climate in our region. A friendly country style town steeped in history and equally accessible hinterland wonders can see you well invested in this growing town.

Disclaimer: information contained herein is gathered from sources we believe to be reliable. The writer, @realty and its staff will not be held responsible for any act or omission arising from the accuracy of such material including property boundaries and floor plans. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way be limited to, and should be directed to, your financial adviser, legal representative, any local authorities, land tax obligations, the Contract of Sale and any Commercial/Retail Lease.

0 BED | 0 BATH | 0 CAR

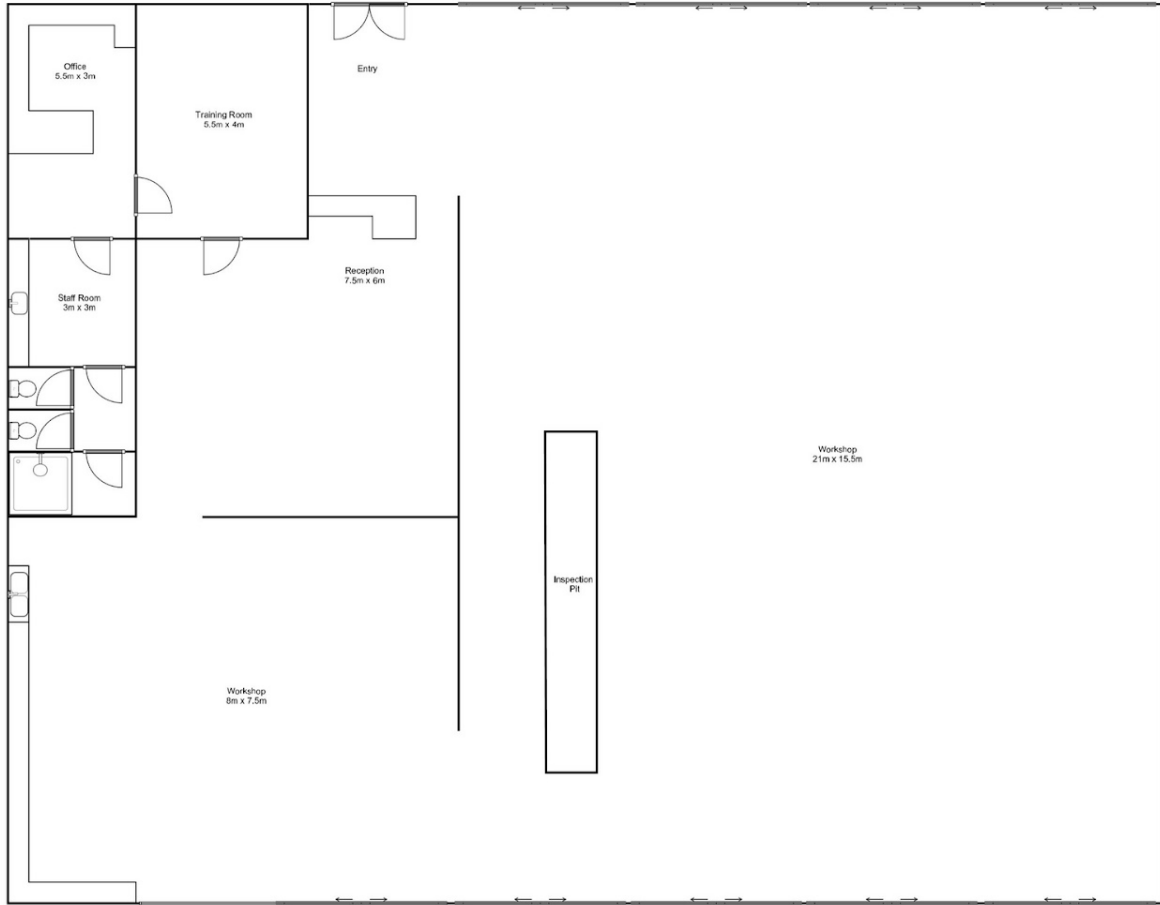
PRICE:  
\$825,000

OPEN FOR INSPECTION:  
N/A



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7 New St



Measurements are approximate



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.