



FOR SALE

STREET FRONTAGE / PRIME INDUSTRIAL / COMMERCIAL OPPORTUNITY!

11/32 Wyllie Street, Thabeban - SUMMARY

Complex Built 1990 - Zoned Industrial

Total Floor Space 324m² | Mezzanine Floor: 77.5m² | Office Space: 96m² - Refer to Floor Plan in ad

Fans & Air-conditioning (2 Box & 1 Split System) *1 Box Air-conditioner is not working.
3 Entries.

*Front Sliding Door *Via door / hallway to toilets *Shed Roller Door

Staff Toilets x 2 (Communal -All tenants within the complex have keys/access)

Lockable Display Space with lighting | Lockable Storage: Including Key box & Safe

Security Screens, Cameras & Alarm System

3 Phase Power outlets: 1 | 15 Amp Power outlets: 4 | Wifi / Phone Hub for numerous connections: 16+

LED flood light | Smoke Alarms (Long Life Battery)

Designated Carport for Tenant Off Street Parking. 6m x 5m

Roller-door Access: 4.2m wide x 4m high | Shed Ceiling Height inside: Approximately 6m

Rubbish Bins can be organised via council.

Flood Free 2013 Flood Event

BASIC FINANCIAL INFORMATION

Rates: \$1884.01

Body Corporate Fees Per Annum: \$6,570.44

Rental Estimate: \$635pw to 750pw (Rent Return Low: 7.86% Rent Return High: 9.29%)

0 BED | 0 BATH | 0 CAR

PRICE:

Offers Above \$420,000 +GST

OPEN FOR INSPECTION:

N/A



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