



FOR SALE

TENANTED INDUSTRIAL INVESTMENT BATHURST NSW

7 MICHIGAN RD KELSO NSW 2795

Offering 6% yield on investment plus strong capital growth (estimated at 5% year on year average)

Is this versatile 1,100 m2 industrial warehouse on a 3,450 m2 industrial block.

Tenanted to an established company, 7 Michigan delivers a nett return of \$93,600 per year ex gst plus outgoings.

The current two year lease has an option to renew.

In addition to the 1100 warehouse, the property also offers 900m2 of concrete hardstand, plus a graded gravel hardstand at the rear. Parking currently includes 16 onsite parking for staff and customers, plus ample street side parking.

The warehouse configuration includes a large corporate office and/or showroom at the front with offices and meeting rooms. Staff amenities include a kitchen lunch room plus two toilets and a shower. Building plan available.

Michigan Rd is part of the Kelso (Bathurst) industrial estate and offers a wide street front road ideal for transport and logistics. Michigan Rd is two minutes from Sydney Highway and 6 minutes from Bathurst CBD.

Inspections are available by appointment with the listing agent, Mark Sullivan Property. Please note that since this is a tenanted property, notice must be given to the tenant. One to two days' notice is recommended.

PROPERTY DETAIL

NETT INCOME. \$93,600 ex gst.

\$103,960 rent plus \$10,000 overhead contribution totalling \$113,960 including gst.

0 BED | 0 BATH | 0 CAR

PRICE:

\$1,600,000

OPEN FOR INSPECTION:

N/A

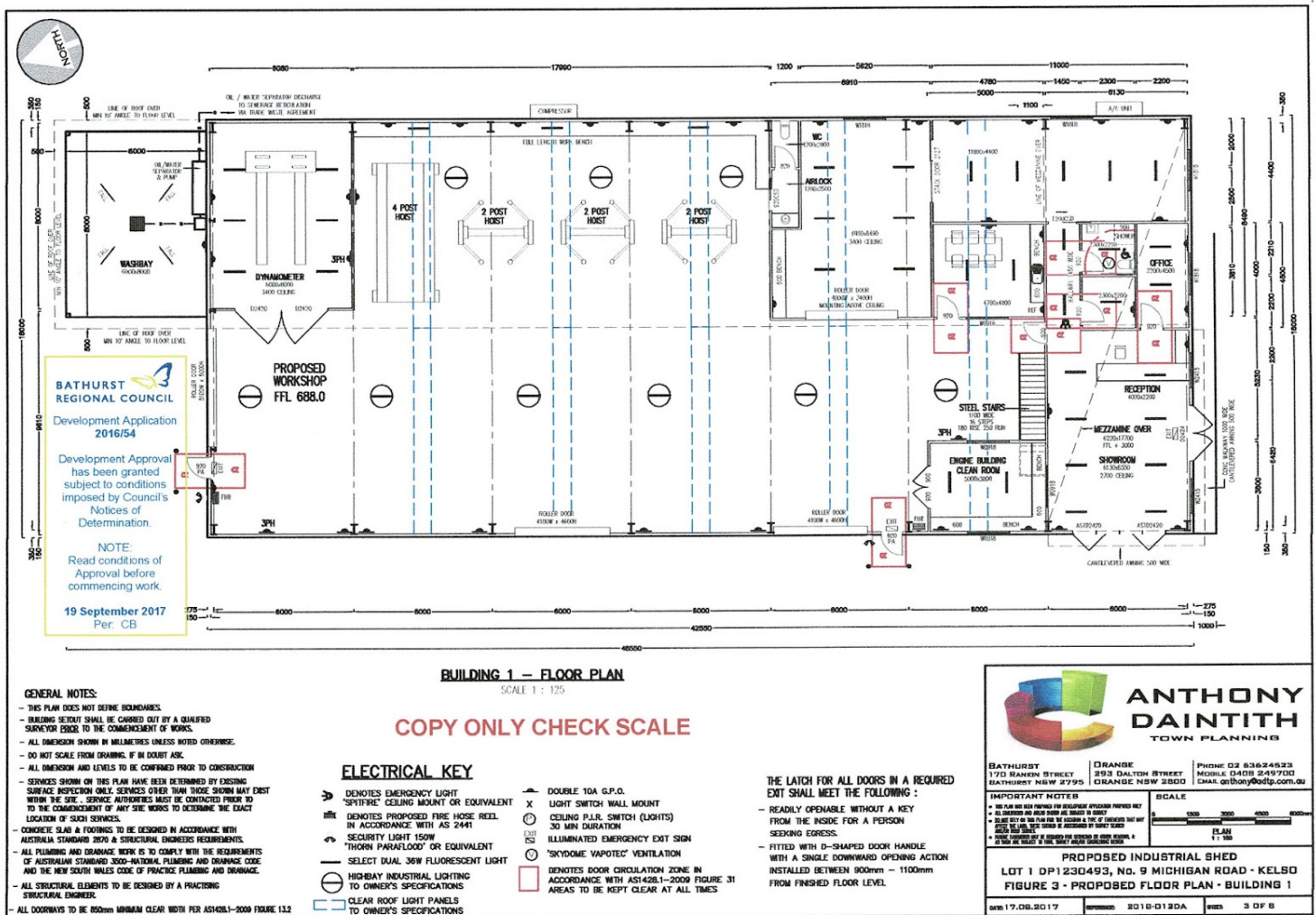


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.