

7 MICHIGAN ROAD, KELSO, NSW, 2795



SOLD

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.

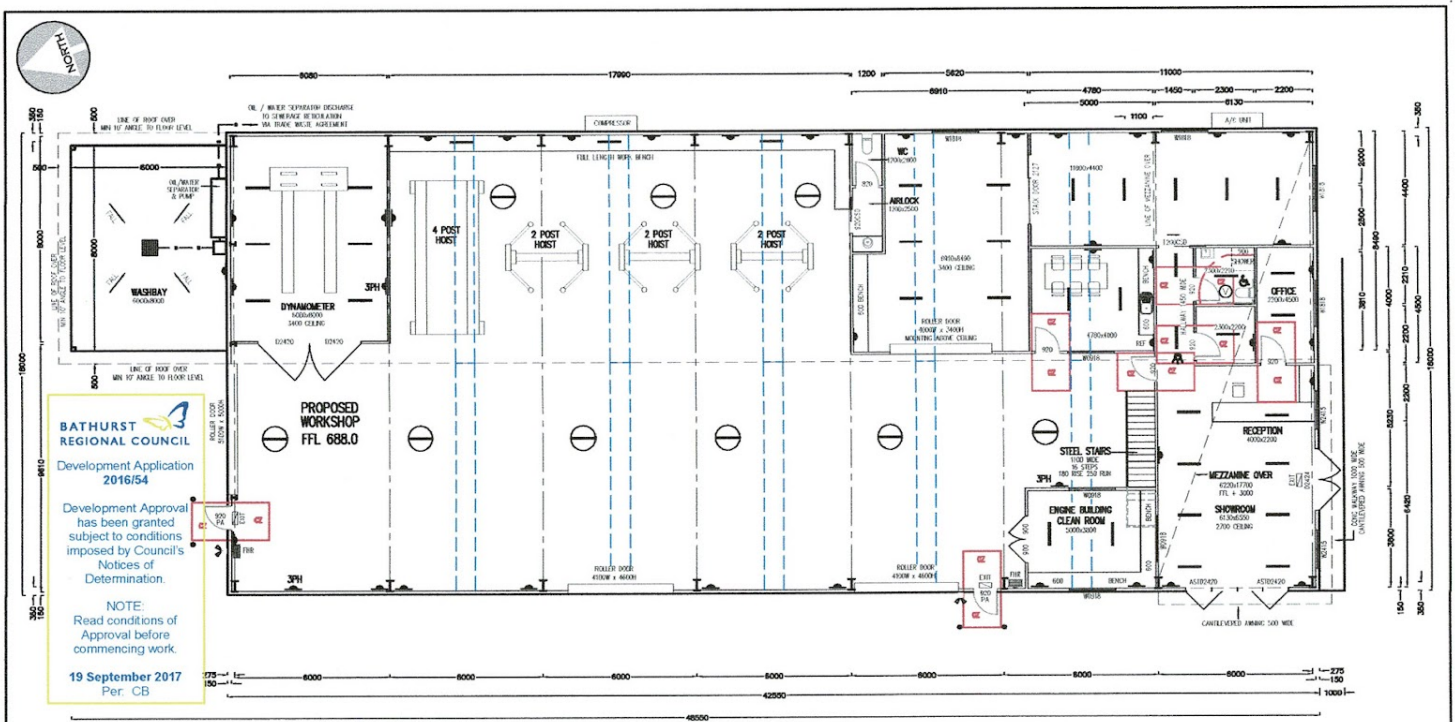
0 BED | 0 BATH | 0 CAR

PRICE:
\$1,450,000

OPEN FOR INSPECTION:
N/A



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BUILDING 1 - FLOOR PLAN
SCALE 1 : 125

COPY ONLY CHECK SCALE

GENERAL NOTES:

- THIS PLAN DOES NOT DEFINE BOUNDARIES.
- BUILDING SETOUT SHALL BE CARRIED OUT BY A QUALIFIED SURVEYOR PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL DIMENSIONS SHOWN IN MILLIMETRES UNLESS NOTED OTHERWISE.
- DO NOT SCALE FROM DRAWINGS, IF IN DOUBT ASK.
- ALL DIMENSION AND LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION
- SERVICES SHOWN ON THIS PLAN HAVE BEEN DETERMINED BY EXISTING SURFACE INSPECTION ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST WITHIN THE SITE. SERVICE AUTHORITIES MUST BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS TO DETERMINE THE EXACT LOCATION OF SUCH SERVICES.
- CONCRETE SLAB & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AUSTRALIAN STANDARD 2899 & STRUCTURAL ENGINEERS RECOMMENDATIONS.
- ALL PLUMBING AND DRAINAGE WORK IS TO COMPLY WITH THE REQUIREMENTS OF AUSTRALIAN STANDARD 3500-NATIONAL PLUMBING AND DRAINAGE CODE AND THE NEW SOUTH WALES CODE OF PRACTICE PLUMBING AND DRAINAGE.
- ALL STRUCTURAL ELEMENTS TO BE DESIGNED BY A PRACTISING STRUCTURAL ENGINEER.
- ALL DOORWAYS TO BE 850mm MINIMUM CLEAR WIDTH PER AS1428.1-2009 FIGURE 13.2

ELECTRICAL KEY

- ☐ DENOTES EMERGENCY LIGHT
- ☐ DENOTES PROPOSED FIRE HOSE REEL IN ACCORDANCE WITH AS 2441
- ☐ SECURITY LIGHT 150W 'THORN PARAFLOOD' OR EQUIVALENT
- ☐ SELECT DUAL 36W FLUORESCENT LIGHT
- ☐ HIGHBAY INDUSTRIAL LIGHTING TO OWNER'S SPECIFICATIONS
- ☐ CLEAR ROOF LIGHT PANELS TO OWNER'S SPECIFICATIONS
- ☐ DOUBLE 10A G.P.O.
- ☐ LIGHT SWITCH WALL MOUNT
- ☐ CEILING P.L.R. SWITCH (LIGHTS) 30 MIN DURATION
- ☐ ILLUMINATED EMERGENCY EXIT SIGN
- ☐ 'SPODOME VAPOTEC' VENTILATION
- ☐ DENOTES DOOR CIRCULATION ZONE IN ACCORDANCE WITH AS1428.1-2009 FIGURE 31
- ☐ AREAS TO BE KEPT CLEAR AT ALL TIMES

THE LATCH FOR ALL DOORS IN A REQUIRED EXIT SHALL MEET THE FOLLOWING :

- READILY OPENABLE WITHOUT A KEY FROM THE INSIDE FOR A PERSON SEEKING EGRESS.
- FITTED WITH D-SHAPED DOOR HANDLE WITH A SINGLE DOWNWARD OPENING ACTION INSTALLED BETWEEN 900mm - 1100mm FROM FINISHED FLOOR LEVEL.

ANTHONY DAINTITH
TOWN PLANNING

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IMPORTANT NOTES

- THIS PLAN HAS BEEN PREPARED FOR INFORMATION PURPOSES ONLY
- ALL DIMENSIONS AND LEVELS MUST BE CONFIRMED PRIOR TO CONSTRUCTION
- THIS PLAN IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION
- THE CLIENT ACCEPTS THAT THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS CAUSED BY THE CLIENT OR OTHERS

SCALE
1 : 125

PROPOSED INDUSTRIAL SHED
LOT 1 DP1230493, No. 9 MICHIGAN ROAD - KELS0
FIGURE 3 - PROPOSED FLOOR PLAN - BUILDING 1

DATE 17.08.2017 APPROVED 2018-01-30A SHEET 3 OF 8

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.