



FOR SALE

BLUE CHIP TENANTED INVESTMENT BATHURST NSW

14-16 LITTLEBOURNE ST KELSO NSW 2795

Ideal super fund or investment purchase. Delivering over 5% yield on price guide. This property is fully tenanted with a Kennards Hire and spans two large high exposure general industrial sites.

14-16 Littlebourne St is located only 5 minutes to Bathurst CBD in the heart of the Kelso Industrial Estate. The site is on an arterial road joining Sydney Rd (2 hours to Penrith) and Oberon Rd (3.5 hours to Canberra).

Bathurst is one of the state's fastest growing regional towns and enjoys low unemployment. The property is one of the best located industrial sites in the region. It is surrounded by rural supply companies, transport operators and manufacturing.

The site offers excellent returns and includes the following:

14 LITTLEBOURNE ST
4,443 m2 E4 General Industrial
Four warehouses, 3 being interconnected.
GLA of 1,479m2 under roof.
Cement hardstand approximately 3000m2 compliments the site.
Includes offices, three toilet blocks, showroom, customer and staff parking.
Security fencing. Tenant has site under camera surveillance.
The property has 3 phase power connected to all warehouses, town water and sewer.
Solar Power delivered by a 29.9 kw system (see aerial images)

16 LITTLEBOURNE ST
7,079 m2 E4 General Industrial Land
Cleared land used for gravel hardstand
Potential for future development, including additional warehouses or subdivision (stca).

COMBINED SITE 11,522 M2

0 BED | 0 BATH | 0 CAR

PRICE:

\$2.9m to \$3.1m as a going concern

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.