



# FOR SALE

## INDUSTRIAL UNIT 130M2 KELSO NSW

UNIT 3, 5A MICHIGAN RD KELSO NSW 2795

Nicely presented 130m2 Industrial unit. Internal walls have been painted. This unit would suit either a tradie or someone looking for extra storage. This unit complex is unique in that the front of the unit has a truck turning circle. Ideal for truck transport to needing to reverse with a trailer. Ceiling has been insulated. Versatile, single automatic roller door located within a small industrial complex. The unit has a 4m x 5.5m automatic roller door. Kitchenette with sink and storage. Ambulant bathroom with shower and toilet. Tilt slab cement construction. Potential to add a mezzanine.

STRATA. \$2,844 pa  
POSSESSION. Vacant  
PARKING Two parking spots allocated front of unit.  
Complex includes truck parking and truck turning circle plus disabled car park.  
NBN Connected  
RENTAL \$19,000 pa.

Inspect - by appointment

LISTING AGENT  
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Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal

0 BED | 1 BATH | 1 CAR

PRICE:  
\$379,000

OPEN FOR INSPECTION:  
N/A



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