



42 Paterson Parade, QUEANBEYAN 2620

Standalone Industrial Investment
All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Whole Property	Industrial	Investment	731	\$1,200,000

Location

Located West Queanbeyan with easy access to Canberra Avenue off Gilmore Road. Paterson Parade is a culdesac. West Queanbeyan is within close proximity to the three major industrial suburbs Hume, Beard and Fyshwick.



Description

Five-year secure lease to ACT FILTERS EXCHANGE. This property sits on a 743 Sqm block, with concrete lock up yard that is positioned at the front of the property. The improvements consist of open plan warehouse area with amenities, kitchenette and office mezzanine. Net income \$66,000 pa excluding management and building insurance.

The warehouse has 5-meter height throughout and 4.5-meter-high double roller door. There is gas connected to the property along with 3 phase power.

Concrete Yard - 438 Sqm.
Workshop - 268 Sqm + 40 Sqm unapproved workshop.
Mezzanine - 25 Sqm

Rental/Rental Potential

\$66,000 pa excluding management.

Estimated Outgoings

Approx \$7000 recoveries .

Contact:

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For Sale

Estimated Net Return

5.5%

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