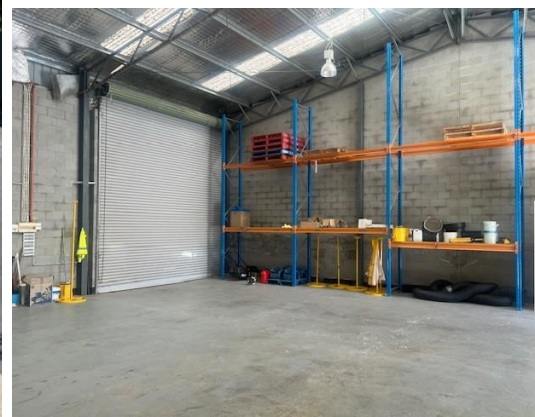


For Sale



Unit 2, 76 Bayldon Road, QUEANBEYAN 2620

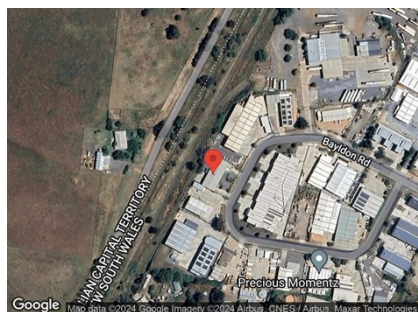
A SET AND FORGET RARE INDUSTRIAL INVESTMENT

All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
	Industrial	Investment	811	\$1,200,000

Location

In West Queanbeyan off Gilmore Road in close proximity to Fyshwick and Hume and easy access to Canberra Avenue.



Description

425 sqm of space is leased to a national tenant on a 5-year lease from 1 September.2023. The property boasts a front and rear secure yards of approx. 400 sqm combined. The warehouse is 225 sqm of high clearance having three phase power in addition 110sqm of ground floor office with modern Kitchen, wet areas. The first floor is 76sqm off office space.

Rental/Rental Potential

\$66,000 pa excluding management

Estimated Outgoings

\$6570 pa

Estimated Net Return

5.5% pa

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The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.