



55 Lorn Road, QUEANBEYAN 2620

UNIQUE INDUSTRIAL INVESTMENT
All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Whole Property	Industrial	Investment	855	\$3,400,000

Location

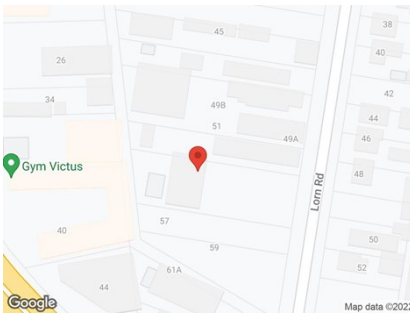
Situated in the center of Queanbeyan, NSW. With easy access to Canberra Avenue, 55 Lorn Road is only a 10-minute drive from areas such as Hume, Fyshwick and the Canberra Airport.

Description

Available to buy now is the whole site at 55 Lorn Road, Queanbeyan. The property is in great condition and is leased to a very established roofing company on a 3-year lease from 1 March 2023 plus two, three-year options. Market review due in 2025.

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- 2,775 Sqm block
- 855 Sqm warehouse with 8 meter clearance
- 102 sqm mezzanine
- 55 Sqm office
- 1,480 Sqm hardstand concrete including carparking (approx. 25 spaces)
- Rear yard of approx. 385 Sqm
- Three phase power
- 30 x 20 meter crane of 7 meters height. Weight capacity of 5 tonne
- Internal wash bays x2 with oil separator
- 6 meter electric roller door x2
- Male and female amenities

For Sale

Rental/Rental Potential

Estimated net income \$181,000 pa

Estimated Outgoings

\$15,000 pa

Estimated Net Return

5.3%

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