



1 Robb Street, Alstonville

## Excellent Exposure, Corner Allotment Industrial Shed

Industrial Shed dual street access to Kays Lane & Robb Street

Land Size: 603sqm.\*

Building Size: 261sqm.\*

Rent: \$23,400pa (No GST).

Lease: 3 year lease (no option). Commenced: 1/3/25 &ndash; 29/2/28. Currently used for storage.

Rent Increases: Yearly CPI 1/3/26, 1/3/27.

Outgoings paid by the Owner: Council Rates \$2540pa\*, Water/Sewer \$1061pa\* and Building Insurance \$3,854+gst\*.

Zoned: BLEP 2012 - E4 General Industrial.

New Roof in 2020 with laserlite roof sheeting panels for extra natural light and high bay lighting.

Three phase power available, two separate electricity meters & two separate amenities blocks with future potential to divide the shed into two separate tenancies for a higher rent rate \$/sqm.

There's two entry doors, 1x roller door (3m wide x 3.6m high\*) & 1x sliding door (3m wide x 3.6m high\*) access points with three car parks plus an extra area.

Inspections by Appointment.

- Denotes Approximation

### FOR SALE

\$699,000 plus GST if applicable

### BUILDING AREA

261sqm

### AGENTS

Richard Campbell

0414 286 138

rcampbell.alstonville@ljhooker.com.au

### AGENCY

LJ Hooker Alstonville

(02) 6628 1163

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## MORE DETAILS

Property ID 16NTF55  
Property Type Industrial/Warehouse  
Building Area 261 m2  
Land Area 603 m2

**Richard Campbell 0414 286 138**

Principal/Licensee | [rcampbell.alstonville@ljhooker.com.au](mailto:rcampbell.alstonville@ljhooker.com.au)

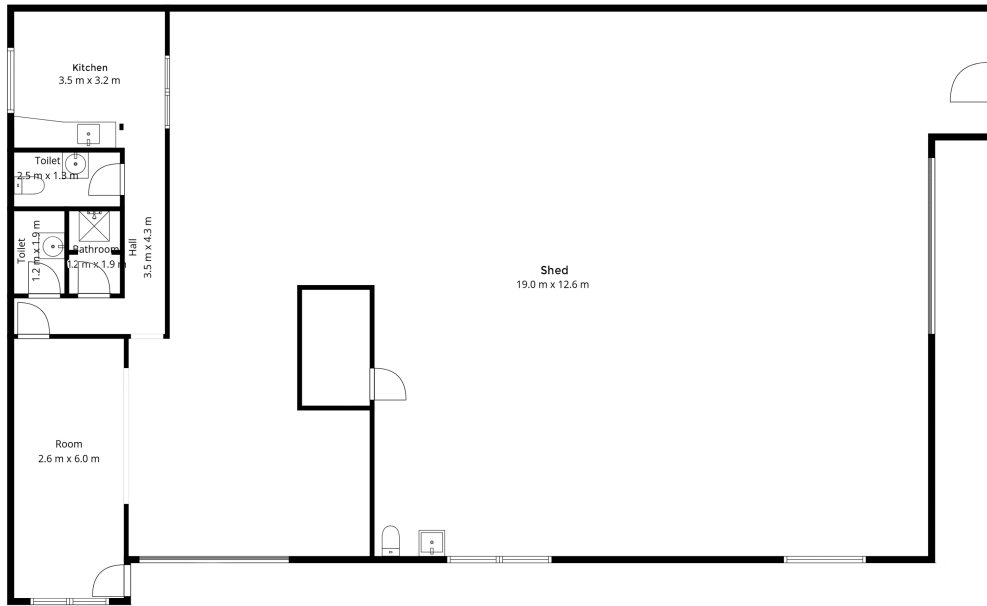
**LJ Hooker Alstonville (02) 6628 1163**

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Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

