

Port Douglas, Shed 7/5-7 Teamsters Close

SECURE ESTABLISHED LEASED INVESTMENT

Investors and self-managed super fund buyers take note of this attractive investment opportunity.

This quality, well-constructed shed/unit is located in an established commercial and light industrial precinct with a secure tenant in place.

Combining storage, office and display space with a convenient mezzanine level, this is a great addition to any investment portfolio.

Additional features include:

- Starting rent of \$19,200 p/a (inc. GST)
- Total 9-year Lease (3 x 3 x 3)
- Approx. 8 1/2 years left on full lease



Disclaimer: 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.

For Sale
Please Call _____

Contact
Michael Samson
0403 066 189
msamson.portdouglas@ljhooker.com.au

LJ Hooker Port Douglas
(07) 4099 4099

- CPI increase each year and market review at options
- Tenant pays all outgoings
- Generous 146m2
- Powered high clearance roller door
- Air conditioned office space (ceiling fans as well)
- Extensive pallet racking/shelving included
- Toilet facility on the mezzanine level
- Potential to extend the mezzanine
- Tidy, well kept complex
- Easy access to transport links

Offers over \$350,000 will be considered by our vendor.

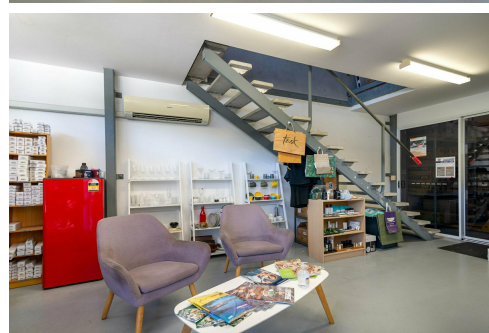
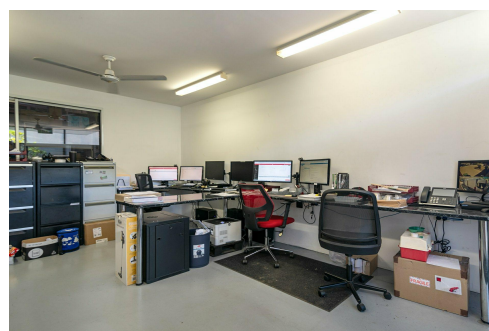
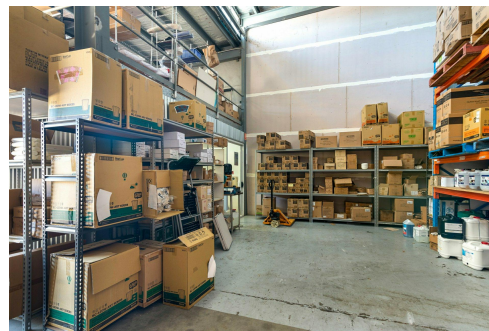
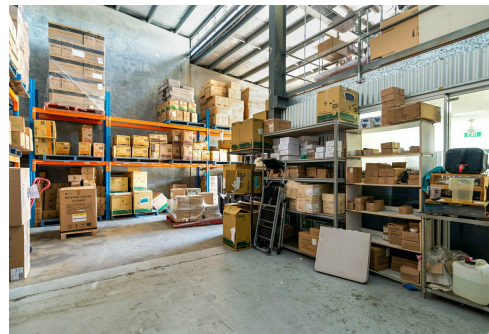
For all the details contact Michael on 0403 066 189 or msamson.portdouglas@ljhooker.com.au

More About this Property

Property ID	135DF4A
Property Type	Industrial/Warehouse
Land Area	146 m ²

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