

For Sale

Elders

**DEPOSIT
TAKEN**

Elders

***** DEPOSIT TAKEN *****

22 / 274 Hoxton Park Road, PRESTONS, NSW 2170

Industrial, Investment (Industrial)

Property ID: 8516

Price: \$1,250,000 Rent: N/A

Building: 433m2 Land: N/A



Elders Commercial Real Estate Liverpool - 02 9601 5999

One of Preston's most favoured industrial complexes, 274-276 Hoxton Park Road is located behind Bunning Warehouse, Officeworks & McDonalds.

Great value and priced to sell with short-term income.

- High clearance industrial space with the advantage of Bulky Goods zoning
- M5 & M7 Motorways just minutes away
- Parking for 9 cars
- Wide truck access for loading
- Gas in unit
- Large power supply (150-200 Amps)
- GST is not applicable to the purchase price as the property is being sold as a going concern.
- 6-month lease back from exchange at \$5,592 per month + GST

Building Area

369 m2 Warehouse area

64 m2 Office area

50 m2 Mezzanine storage

Elders ID 8516

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Mr Greg Schultz

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Additional Features

Features

Occupancy: Vacant

Zoning: B6 Enterprise Corridor (Industrial)

Commenced: Contact agent

Yield: 5.2% Gross

Lease Term: 6 months, lease back

Bonds / Guarantees: Yes

Rent Review: Contact agent

Car Spaces: 9

Condition: Good for age

Air Conditioning: Yes

Roller Doors: 1 x Roller shutter (Power)

Floors: HD Concrete

Lifts: na

Sprinklers: na

Height: 7-8 metres

Car Parking Fees: na

Outgoings

Water Rates: \$19.88 PQ

Land Tax: -

Council Rates: \$213 PQ

Owners Corp. / Insurance: \$942 PQ

Other Charges: -

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
INDUSTRIAL UNIT 22 [SOLD]	0	433m2 (includes 1st floor office 64 m2)	N/A	\$1,250,000	N/A