

For Sale



Industrial Investment Chipping Norton 285m² (5.9% gross return)

3/53 Governor Macquarie Drive, CHIPPING NORTON, NSW 2170

Industrial, Investment (Industrial)

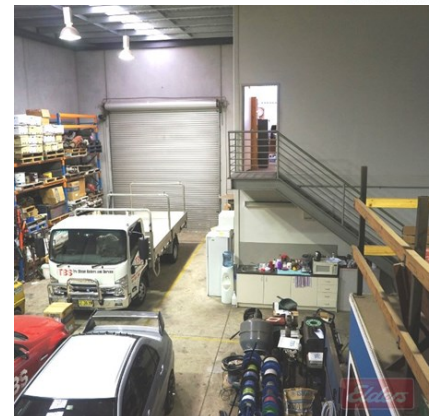
Property ID: 8526

Price: \$830,000 Rent: \$49,000

Building: 285m² Land: N/A



55 GOVERNOR M



Modern Industrial Unit in prime location. Take advantage of this fully fitted out industrial unit with all the inclusions already set for work.

- New lease
- Great investment opportunity
- Wide roller shutter (Electric)
- High clearance warehouse
- Dual amenities include shower + kitchenette
- Comes with 3 car spaces (undercover)
- Good access and room to unload containers
- IN2 industrial zoning (Liverpool Council)
- 3 phase power supply
- Gas
- Already set up with alarm, phone & internet connections
- Café on site for that early morning coffee
- Secure gated complex

227 m2 Ground floor warehouse and amenities
58 m2 Air-conditioned 1st-floor office
285 m2

25 m2 Mezzanine storage with the extra office under

Elders ID#8526

An error has occurred while processing PictureBox 'picGoogleMap':
Invalid image data.
----- InnerException -----
The remote server returned an error: (403) Forbidden.

Mr Greg Schultz
Phone: (02) 9601 5999
Mobile: 0418 240 268
Email: greg@eldersliverpool.com.au

Additional Features

Features

Occupancy: Tenanted: New Lease
Zoning: IN2 Light Industrial
Commenced: 2018
Yield: 5.9
Lease Term: Long term lease
Bonds / Guarantees: Good security with established tenant
Rent Review: Annually
Car Spaces: 3 undercover
Availability:
Condition: Great for age, presents well
Air Conditioning: Yes to office
Roller Doors: Container height (Power)
Floors: HD Concrete
Height: 7-8m
Age: Built 2004
Car Parking Fees: na

Outgoings

Outgoings Payable: By tenant
Water Rates: \$32 Per Quarter
Council Rates: \$190 Per Quarter
Owners Corp. / Insurance: \$1,332 Per Quarter
Other Charges: \$1,554 Total Per Quarter

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Unit 3	0	285m2 (Includes 58 m2 Mezzanine office +)	N/A	\$830,000	\$49,000