



**\* \* \* TERMS AGREED \* \* \***

**5 Dunlop St, STRATHFIELD SOUTH, NSW 2136**

Industrial, Investment (Industrial)

**Property ID: 8583**

**Price: Contact Agent    Rent: \$217,965.84**

**Building: 1825m2    Land: 3394m2**



- 8 Unit Strata Complex to be sold in one line
- 100% leased
- Modern brick construction
- Building area 1,825 m2 • (Comprising 8 units from 157 -339 m2)
- Land area 3,394 m2
- Short and long-term leases
- Major capital works just completed
- Strata titled

The property is offered for sale via an Expressions of Interest, closing Thursday, 8th November 2018 at 4:00pm  
To arrange an inspection and for further due diligence details contact exclusive agents Elders Commercial Liverpool

Elders ID 8583

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#### Mr Greg Schultz

**Phone:** (02) 9601 5999

**Mobile:** 0418 240 268

**Email:** greg@eldersliverpool.com.au

#### Additional Features

##### Features

**Occupancy:** Tenanted: Various Tenancies

**Zoning:** IN1 General Industrial (Strathfield Council)

**Bonds / Guarantees:** Provided by each tenant

**Availability:** EOI, 8th November 2018

**Condition:** Good For age

##### Outgoings

**Outgoings Payable:** Gross rentals includes outgoings

**Water Rates:** \$2,924.96 PA

**Land Tax:** \$43,602.65 PA

**Council Rates:** \$10,831.27 PA

**Owners Corp. / Insurance:** \$14,755.00 PA (Insurance)

**Other Charges:** -

#### Components

| Name        | Naber's | Building                                    | Land   | Price         | Rent (p.a.)  |
|-------------|---------|---|--------|---------------|--------------|
| 5 Dunlop St | 0       | 1825m2 ((8 Strata titled industrial units)) | 3394m2 | Contact Agent | \$217,965.84 |