



12 & 13/27 Selhurst Street, Coopers Plains QLD 4108

Multi-Tenancy Investment Opportunity in Popular Complex

- * Two units side by side available together or separately - 8% return
- * Both units currently returning \$76,283 p/annum Net + Outgoings + GST
- * Unit 12 ? Lease expires 30/11/2016 with 3 Year option
- * Unit 13 ? Lease expires 31/10/2017
- * Multiple electric roller door access from large concrete apron
- * Air-conditioned ground floor office space with alarm systems
- * Ample 3 phase power in both units with multiple points throughout
- * Future potential to combine units by removing dividing wall
- * Unit 12 - 236sqm & Unit 13 - 456sqm giving a total area of 692sqm
- * National Tenant occupying Unit 13 for over 11 Years
- * Warehouse has great height with up to 6.8m internal clearance
- * Insulated ceiling within warehouse plus whirly birds

Industrial
FOR SALE

692sqm

**Raine&Horne.
Commercial**

Wayne Newberry

0408 723 023

wayne@rnhcommercial.com.au

Michael Cars

0423 188 698

michael@RnHcommercial.com.au