



, Mayfield West NSW 2304

PREMIUM INVESTMENT

Possibly the best investment property I have EVER offered for sale.

This property WILL be sold at Auction.

It is anticipated that the sale price will reflect around 8.5% return to the successful purchaser.

Features Include:

- *10 year lease to Beaurepaires from the 27/3/2009
- *Current rent \$158,371
- *Excellent depreciation allowance
- *Building only 18 months old
- *Located in Newcastle's premier industrial sub-division
- *Superb 'B' double access.

Wednesday 18th August 2

Industrial

FOR SALE

1140sqm