



23/25 Ingleston Road, Tingalpa QLD 4173

HIGHLY SOUGHT AFTER 163sqm* INDUSTRIAL INVESTMENT

- 163sqm* functional office/ warehouse
- Fresh 2+1 year lease to Espresso Repairman Pty Ltd paying \$36,000p.a. + GST Gross <http://espressorepairman.com.au/services.html>
- Commencement date of 01/09/2019
- 3% rent review & 3 month security bond (\$9,900)
- Current outgoings total \$6,649.60* p.a. which include \$626.54*/q (rates,) \$821.19*/q + GST (body corporate levies) & \$214.67*/q (water & sewerage) bringing the net income to \$29,350.40* p.a.
- 37sqm* air-conditioned, carpeted open plan office, cabling, blinds, windows that open
- 126sqm* warehouse, electric container height roller door, 3 phase power, great natural light, insulated roof

Industrial
FOR SALE

163sqm

Ray White.

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