



## Lot 35/215 Brisbane Road, Biggera Waters QLD 4216

### + 6% NET SECURE INDUSTRIAL INVESTMENT WITH NEW 3 YEAR LEASES

FOR SALE Price guide of exceptional (+6%) Net Return From Settlement

- 5 x 37m2 Individual factory/sheds on the one title
- 185m2 Total NLA
- 5 x New 3 year Head Lease Term at total gross Rental \$52,000 + GST Per Year
- Total outgoings budgeted at \$6,500 Per year
- \$45,500 NET Per Year
- 10 x On Site Carparks (2 x per factory/shed)
- High Ceiling Height
- High Roller Garage Door (2.8mtr)
- All sheds have their

Industrial

FOR SALE

UNDER CONTRACT

185sqm



**Daniel Pirrone-Cook**

0438 008 267

daniel@spcommercial.com.au