



857 Ramsden Drv, 857 Ramsden, NORTH ALBURY 2640

MULTI TENANTED INDUSTRIAL COMPLEX

Premises:
Area m²: 570
Price: \$620,000
Method: For Sale

Contact:
Corey Finlay
0422719736
corey@awcommercial.com.au

Scott Mann
0403014249
scott@awcommercial.com.au

Description:

Situated in North Albury's well regarded industrial estate this quality built facility is available to purchase.

THE TENANTS

Unit 1 - \$1,435.10 per month
Unit 2 - \$2,129.71 per month

Scott R Engineering
New One (1) year lease to commence from November 2020
Current rent payable \$15,655.70 p.a plus GST plus outgoings
CPI Increases annually

Meadow Funeral Group Pty Ltd
New Ten (10) year lease commencing 31st January 2018
Current rent payable \$23,233.20 p.a plus GST plus outgoings
CPI Increases annually

Total net rent collected \$38,890 p.a plus GST plus outgoings

Zone - IN1 - General Industrial.

With very little entry level commercial investment property on the market, this opportunity won't last long.

For further information please contact Corey Finlay 0422 719 736 or Scott Mann 0403 014 249.

awcommercial.com.au

Scott Mann 0403 014 249 | Corey Finlay 0422 719 736 | A Unit 3, 46 Elgin Bvd, Wodonga, VIC, 3690

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Sale

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