



BERESFIELD
1/29 Yilen Close

209 sqm

3 

PRICE REDUCED - INDUSTRIAL INVESTMENT UNIT

Sold for \$775,000 (Feb 26, 2025)

PRICE REDUCED – INVESTMENT OPPORTUNITY


Located in a prime industrial area, this investment property offers easy access to major transport routes and amenities. The interior of the property is well-designed and functional, with plenty of space for storage or operations. The outdoor area provides ample parking and room for potential expansion.


- Unit Unit 1- 209m2 + 42m2 of car parking
- 3 x onsite car parks
- New 2 year lease commencing on the 18th of April
- 1 year Option
- \$42,000 Net Per Annum

Property ID	L17736148
Property Type	Industrial/Warehouse
Building / Floor Area	209
Car Spaces	3
Land Area	2440.0 sqm

AGENT

Warren Plumb

 0407 229 904

 Warren.Plumb@newcastle.rhc.com.au

- 100% outgoings paid by the tenant
- Includes lower front and rear level glass façade access
- Full concrete tilt up construction with high warehouse clearance up to 7m
- High bay LED lighting & 3 phase power to unit
- Quality kitchenette, disabled amenities
- Large 3.6m W x 4.8m H electrically powered roller doors
- Allocated car parking with ample truck manoeuvring
- All units have street frontage exposure
- DA approved for future built mezzanine levels
- Sold as a going concern with no GST payable

Tenant is a progressive leader in electric vehicle conversions www.AustralianEVS.com.au

Don't miss out on this fantastic opportunity to invest in a quality industrial/warehouse property in Beresfield, this property won't last long. Contact us today to arrange a viewing and secure your future in this thriving industrial hub.

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