



BERESFIELD
4/29 Yilen Close

120 sqm

1 

INDUSTRIAL Unit FOR SALE - Investment

Sold for \$465,000 (Oct 17, 2023)

Premium Industrial Unit – INVESTMENT


NEW 3 × 3 Year Lease


- Unit 4 -120m2
- Sale \$ 480,000 + GST
- New signed 3 × 3 Year Lease \$23,400 net per annum + GST & Outgoings
- Lease commencement 1st of August 2023
- Includes lower front and rear level glass façade door access
- Full concrete tilt up
- High clearance up to 7m
- High bay LED lighting & 3 phase power to power box
- Quality kitchenette, disabled unisex amenities
- Large 3.6m W x 4.8m H electrically powered roller doors
- 1 allocated car parking with ample truck manoeuvring

Property ID	L22672682
Property Type	Industrial/Warehouse
Building / Floor Area	120
Car Spaces	1
Land Area	2440.0 sqm

AGENT

Warren Plumb

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- Street frontage exposure

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