



**WARNERS BAY**  
6/50 Medcalf Street

203 sqm

2 

## Handy Warehouse with Solid Returns

**Sold**


Located in the bustling suburb of Warners Bay this self contained mixed use warehouse offers a popular size in a convenient location.


- Offering a prime investment opportunity with a new 3 year lease paying \$36,400.00 per annum.. returning 6.3% net.
- Part of a small stata development the property consists of 155 sqm of floor space plus a mezzanine of 48m2.
- Zoned E 3 Productivity Support
- This property is perfect for investors looking to expand their portfolio or business owners looking for a new location.
- Don't miss out on this rare opportunity to own a piece of prime real estate in a sought-after warners bay.

<b>Property ID</b>	L28123087
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	203
<b>Car Spaces</b>	2
<b>Land Area</b>	4731.0 sqm

### AGENT

**Daryl Johnson**

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Contact us today to arrange a viewing or for further information

Daryl Johnson

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