

Raine&Horne® Commercial

ROXBY DOWNS
16 Gosse Street

513 sqm

PRIME HIGH YIELD INVESTMENT - SA PREMIER MINING PRECINCT

Sold

FULLY LEASED TO AUSTRALIA POST FROM 1 SEPT 2020 to 31 AUGUST 2028 + 1 X 1 YEAR
RIGHT OF RENEWAL

OFFICE/SHOWROOM/WAREHOUSE IN PRIME ROXBY INDUSTRIAL PRECINCT

513 m²* building on Land 1097 m²* - \$43,000 PA NET - 3% FIXED REVIEWS

Exceptional opportunity to secure a high yielding blue chip investment in SA's premier mining town. Located in the Roxby Downs light industrial Area, the property consists of showroom, two offices, warehouse area, kitchen/lunch room plus toilet facilities and 8 car parks. Roxby Downs' light industrial area services the town and the nearby Olympic Dam Mine. No GST payable and No Stamp Duty payable!

Outgoings excluding Land Tax and Building Insurance paid by lessee.

BHP, who operates the mine recently announced almost \$1bn will be poured into game-

Property ID	L17233083
Property Type	Industrial/Warehouse
Building / Floor Area	513
Land Area	1037.0 sqm

AGENT

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changing projects at the vast Olympic Dam mine, in the strongest signal yet of mining giant BHP's commitment to a "transformational" copper expansion in the state's Far North according to reports in "The Advertiser" newspaper.

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