



WAGGA WAGGA
3/13 Jones Street

178 sqm

Modern Strata Titled Warehouse - Secure Commercial Investment

Sold for \$395,000 (Apr 22, 2024)

- Located approx. 400 metres from the busy Sturt Highway in East Wagga Wagga
- Popular industrial precinct well positioned within the flood levee
- Modern strata tiled warehouse in a neat complex of six units
- Concrete driveway areas and on site car parking
- Unit 3 is ideally situated towards the middle of the complex
- Tilt panel construction with high clearance electric roller door
- Accessible amenities and kitchenette
- Common wash bay facility on site

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|-----------------------|----------------------|
| Property ID | L26937547 |
| Property Type | Industrial/Warehouse |
| Building / Floor Area | 178 |

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- Unit 3 is currently leased Johns Lyng, who have agreed to sign a new three year lease
- Tenant has fitted out as office accommodation and warehouse
- A great option for an investor seeking a secure return on investment