

11a Kenna St, Orange, NSW 2800

Sold - \$1,050,000

Warehouse



Investors - Income Earning Industrial Complex

Investors - Retain all 4 Tenants & Earn an Income, or for the Owner/Occupier - Move Into 1 of the Sheds & Retain the Remaining 3 Tenants.

It currently earns a Gross Income of \$ 72,597.12 GST Exclusive & has unlimited potential for the Owner/Occupier or the Investor & comprises a 2,073 Square Metre allotment, Zoned E4 General Industrial. Situated on the holding is a galvanised iron, clear span, high clearance Industrial Complex on concrete slab, with high clearance roller door access, comprising a total lettable area of 770 Square Metres approx. & subdivided into 4 Tenancies, all 4 Sheds are Leased & metered individually for power, with 3 phase power connected to each Shed & the Complex has shared toilet facilities. The site provides 9 off-street, on-site car parking spaces, however the large open yard area at the front of each Shed, comprises an area of approximately 1,250 Sq M, providing the potential for additional off-street parking.

Open for Inspection

By Appointment.

You can retain the Tenants & the current Income.

It has unlimited potential, with the ability to improve the site & the existing structures, to your requirements, or increase the Income.

Offered as a Going Concern

Areas Comprise:

- Shed 1 = 156 Square Metres - Leased
- Shed 2 = 156 Square Metres - Leased
- Shed 3 = 302 Square Metres - Leased
- Shed 4 = 156 Square Metres - Leased

Land Size: 2,073 Square Metres

Zoned: E4 General Industrial

Rates: \$ 2,895.71 per annum

Price: \$ 1,100,000-00 (No GST Payable)

For full details contact Roger Eddy at Raine & Horne Orange on 0419 625 196

Listed By

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