LJ Hooker Taree
227 Victoria Street,
TAREE NSW 2430

2 Caesia Pl, Taree, NSW 2430

Offers Invited

Warehouse















Secure Industrial Investment with Established Tenant

An outstanding opportunity to secure a well presented industrial investment offering immediate income and long term security.

Situated within Taree's sought after industrial precinct, this approximately 300sqm facility is leased to an established tenant who has expressed a strong interest in extending their tenure, providing investors with confidence and continuity of income.

Open for Inspection

By Appointment.

Currently returning $40,004 per annum plus GST and outgoings, the property delivers a reliable passive income stream with minimal management requirements, making it an ideal addition to a private investment portfolio or self managed super fund.

The property is being offered to the market by retired owners liquidating their superannuation holdings, creating a genuine opportunity to acquire a quality commercial asset at an attractive price point.

Key Features:
- Approx. 300sqm industrial building
- Returning $40,004 p.a. + GST + outgoings
- Established tenant in place
- Tenant keen to secure a lease extension
- Low maintenance investment
- Strong industrial location with proven tenant demand
- Genuine sale by retiring owners

Price Guide: $680,000 - $720,000

Income producing industrial assets in this price range are increasingly difficult to secure. Don't miss the opportunity to acquire a set and forget investment with immediate cash flow and future upside.

Contact Amanda Tate at LJ Hooker Commercial Taree for further information

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.