

**8/2 Indigo Loop, Yallah, NSW 2530**

**\$999,500**

Commercial Shop



## Investment in Industrial Complex

\* 187 sqm Warehouse & 64 sqm mezzanine

\* Currently Tenanted returning \$40,000 + GST + OUTS

\* High internal clearance warehouse with high clearance roller door

\* Amenities inclusive of kitchenette, shower facilities and 2 undercover car spaces

\* Ample visitor parking as well as excellent truck access and maneuverability

\* Ideal location just minutes from Yallah Interchange and Albion Park Rail Bypass

**Open for Inspection**

By Appointment.

### Listed By

Mark Marinelli

Phone: (02) 4229 6640

Mobile: 0490 044 102

Harry Stefanou

Phone: (02) 4229 6640

Mobile: 0413 737 585

