

Lot 3 Fitzalan St, Bowen, QLD 4805

Sold - 3/02/2022

Commercial Shop



COMMERCIAL/ INDUSTRIAL - 8.7% GROSS \$495,000. + Gst

Check this one out.

This could be your next business premises or your next Investment.

Would suit a range of businesses.

Solid Commercial property currently under a solid lease returning \$43,198 plus GST per annum (8.7% Gross).

Rates are \$3,370.40 a year

insurance is \$3148.67 a year. Giving you a 7.4 % Nett return..

Located in a well established estate. The tenants have a lease signed until 30th June 2022, with a lease option, of one year.

The main building is concrete block with offices, kitchen and a toilet.

The rear has an attached 2-bay, 5-door steel framed extension.

Whole building has access via solid concrete apron down the side of the entire building.

The land is zoned industrial and the building and driveway s is sited on a 1040m2 allotment.

Contact Mike Lyon or Tony Doyle for inspection.

Open for Inspection

By Appointment.

Listed By

Tony Doyle

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