

174-176 Callide St, Biloela, QLD 4715

Sold - 10/08/2021

Warehouse



## BILOELA AFFORDABLE LIGHT INDUSTRIAL INVESTMENT EARNING \$33,8

174-176 Callide Street, Biloela has a proven record for a high occupancy rate with 5 separate tenancies including Biloela Screens and Awnings as the anchor tenant occupying the largest shed and office.

The buildings consists of the following:

Biloela Screens and Awnings/Main Shed- 20m x 9m (180m<sup>2</sup>) - \$1500 per month INC GST - Anchor tenant with new 5 year lease agreement commencing at time of settlement  
Shed 1 - 9m x 9m (81m<sup>2</sup>) - \$450 per month INC GST  
Shed 2 - 9m x 9m(81m<sup>2</sup>) - \$450 per month INC GST  
Shed 3 - 3m x 9m (27m<sup>2</sup>) - \$150 per month INC GST  
Shed 4 & 5 - 9m x 9m (81m<sup>2</sup>) - \$550 per month INC GST

All sheds are currently rented at an affordable and easy to sustain rental amount and the premises is located on the busy Callide Street light industrial precinct close to other building suppliers such as Home Timber and Hardware.

For further information call Ross Munroe on 0488 923 367.

**Open for Inspection**

By Appointment.

### Listed By

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