

Sold



2 & 4 Short Street, Traralgon



2 TITLES 2 LEASES 2 GOOD 2 MISS OUT ON

- * Secure tenants with total return of \$72,958 + GST
- * Excellent approx 400sqm workshop including office plus a mezzanine storage area of 105sqm
- * High clearance remote door
- * Fully concreted tarmac areas
- * Communications tower leased to Ausnet Services for 15 years to February 2028 plus 2 x 5 year options
- * Factory leased 5 years to May 2024 plus 2 x 5 year options
- * Both leases have 3% annual increases
- * We highly recommend

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Price	SOLD for \$1,158,000
Property Type	Commercial
Property ID	2443
Office Area	56 m2
Warehouse Area	465 m2

Agent Details

Ted Addison - 0427 512 378

Office Details

Traralgon
61 Hotham Street Traralgon VIC 3844
Australia
0351747111

