



Outstanding Industrial Passive Income Investment

Industrial/Warehouse

19 Wallamore Road, Tamworth, NSW 2340

Floor Area: 1,900 m²

Land Area: 0.52ha (1.29 acres)
(approx)

For Sale

\$2,795,000

Sale by Negotiation

Under Contract

Property Description

Burke & Smyth Commercial are proud to offer 19 Wallamore Road, Tamworth, a prime passive income producing industrial property located on a high traffic flow through road in Northern NSW's growth corridor. This strong performing asset presents a rare opportunity to acquire a secure investment and has been held by the one owner since construction. This is an opportunity not to be missed in the tightly held Tamworth industrial market.

- Huge exposure with 65 mtr frontage to Wallamore Road
- Diversified income stream, retail industrial units and a variety of self storage sizes
- Large fully sealed site of 5236m²
- Total GLA; Approx 1900m²
- Current nett income \$214,468
- Income producing 3 bedroom residence
- Surplus land to build approx. 20 more storage sheds (subject to DA)
- Close to new multi-million dollar Rail & Freight Hub
- Domain name, mobile, landline and web address of Affordable Storage Tamworth included in the sale



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