



## MODERN WAREHOUSE IN PRESTIGIOUS BUSINESS PARK

Industrial/Warehouse • Showrooms/Bulky Goods

4/14 Asset Way, Dubbo, NSW 2830

**Floor Area:** 360 m<sup>2</sup>

**Land Area:** 2577.00 m<sup>2</sup> (approx)

### Property Description

Newly constructed and located within the prestigious Blueridge Business Park, Unit 4/14 Asset Way presents a great opportunity to invest now and occupy later OR invest now in new strata titled warehouse with good depreciation. Offered with a 1 + 1 year lease term commencing 1st July 2020 with a net rental of \$40,000pa this tilt panel constructed warehouse will be a great addition to any investment portfolio. Features include: \*Net rental \$40,000pa + GST\* 1 + 1 year lease \*360sqm approx. floor space \*5 off street car parks \*2 x high clearance roller door access \*shopfront

With an approx. 8.88% net return, inspection is a must!

Contact listing agents Grahame Allan or Thomas Haylock for a copy of the IM or to arrange inspection.

**Sold**

**\$430,000**

Sold: Thu 17-Sep-20

### Additional Details

Tenure Type	Car Spaces
Tenanted	5
Investment	
Zoning	
B7 Business Park	

# Raine & Horne.

**Grahame Allan**

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**Raine & Horne - Dubbo**

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