



## FREESTANDING INDUSTRIAL INVESTMENT - UNDER CONTRACT PRIOR TO ...

**Sold**

Contact Agent

Sold: Fri 13-May-22

Industrial/Warehouse

Mona Vale, address available on request

**Floor Area:**

770 m<sup>2</sup>

**Land Area:**

1026.00 m<sup>2</sup> (approx)



**Hardy's 1**

[www.realcommercial.com.au/504051843](http://www.realcommercial.com.au/504051843)

## Property Description

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- **Existing Long Term Tenant**
- **Attractive Annual Rent**
- **Flexible Strata Title Holding**

Held in strata title and comprising of only two units in the strata plan, the property is centrally located in Mona Vales industrial precinct and close to Mona Vales business center. An existing 5 year lease with 5 year option to long term tenants, this is a very rare opportunity to own a Freestanding Industrial Building with the flexibility of Strata Title.

Features include:

- \* Freestanding hi-bay industrial building owned in strata title
- \* Open plan Mezzanine level office areas, newly refurbished.
- \* Large staff areas with kitchen facility
- \* Hi-bay warehouse with dual roller shutter access
- \* Covered rear hardstand accessed via warehouse
- \* Large mezzanine storage level in unit A
- \* Long term existing tenants
- \* 5 year lease commencing 28th July 2020 plus 5 year option
- \* Current rent \$174,800 + GST Net per annum
- \* Tenants are responsible for buildings outgoings
- \* Building areas:
- \* Lot 1 / Unit A: Mezzanine level office 118 sqm, Warehouse 267 sqm
- \* Lot 2 / Unit B: Mezzanine level office 118 sqm, Warehouse 267 sqm
- \* Total Building area: 770 sqm
- \* Land Area: 1026 sqm.
- \* 11 car spaces included on title.
- \* Zoned: IN2 Light Industrial

Note: To view the Information Memorandum click on the external link below or documents on Hardys website

To arrange an inspection, contact Hardy's 1

## Additional Details

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**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

**Municipality**  
Northern Beaches  
Council

**Car Spaces**  
11

**Zoning**  
IN2 Light Industrial

**Parking Comments**  
Covered On Grade  
Parking



**Hardy's 1**

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