

FOR SALE UNIT 3/ 120 GARDENS DRIVE, WILLAWONG.



QUALITY INVESTMENT WAREHOUSE STRATA UNIT – BLUECHIP TENANT IN PLACE WITH PROVEN TRACK RECORD.

FOR SALE

This Strata Titled Industrial Unit has a quality tenant in place with a proven track record. The current lease expires 30/11/2010 with a further 5 year option able to be exercised. The current rental is \$51,628.27pa + All Outgoings + GST. Rent Reviews are CPI Indexed with a Market Review upon exercise of option.

This quality unit is only 2 years old and is strategically situated for easy access to both the Ipswich and Logan Motorways via all major arterial roads. This unit complex offers excellent facilities with a very modern corporate appearance for any business.



This Unit boasts the following features;

- | Quality corporate finish.
- | Office space extends over two (2) levels.
- | Electric container height roller door.
- | Fully carpeted/Fitted Out with ducted air conditioning
- | 438m² GFA (358sqm Warehouse + 80sqm Office)

| SALE PRICE: \$737,950.00

THIS INVESTMENT UNIT WILL SIMPLY NOT LAST !! CALL TODAY TO INSPECT.



Angelo Efstathis, Managing Director
 EDEV PROPERTY GROUP PTY LTD
 07 3209 9211 | 0418 884480|
egroup@quicknet.com.au
 or Visit our Website: www.edev.com.au

Zoning:	Light Industry
Car Parks	6
Staff Amenities Area	Yes
Floor Area	438 m ²
Warehouse Area	358 m ²
Office Area	80 m ²
Net Yield	7.00%
Net Annual Rental	\$51,628.27 pa
Price	\$737,950.00

All prices exclusive of GST