

# FOR SALE

**Unit 4 / 1 Liston Road**

**LONSDALE SA 5160**

**STRATA TITLED UNIT WITH SOLID TENANCY IN PLACE**



- Two colourbond warehouses both with brick office and amenities
- Total site area of approximately 3,400 sqm & total building area 1,100 sqm
- Long established tenancy with powder coating business
- Five year lease in place expiring June 2019 with 3 yr + 3 yr renewal options
- Net annual rent of \$65,000 + outgoings (Landlord pays strata fees and insurance)
- Sizeable concrete parking plus hardstand area
- Fully fences site with two gate access points

**\$775,000**

**(No GST if going concern applies)**

**Enquiries: Jenny Howkins 0416 188 098**

**RLA 263799**

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.