

## NAREMBEEN

### INVESTMENT PROPERTY

### HIGH YIELDING

### QUALITY SECURE TENANT - AFGRI

### DEALER FOR JOHN DEERE

Address: 4935 Kondinin-Narembreen Road Wadderin

Total Size: 4.10Ha

Office/Showroom ~ 1600sqm

Warehouse/Shed ~ 1400sqm

The property comprises office and showroom with a new warehouse and a new industrial shed, a spare parts building, a loading ramp, a wash bay, water tank and gravel hardstand.

The lease is for 5 years with 2 options of 5 years each and has just commenced a couple of weeks ago.

The annual rent is \$115,000 plus outgoings plus GST.

The asking price is \$1,200,000 sold as a going concern for GST purposes.