

## MERREDIN

### INVESTMENT PROPERTY

### QUALITY SECURE TENANT- AFGRI

### DEALER FOR JOHN DEERE

#### AREAS

- 1 Doyle Street Merredin – 8,946m<sup>2</sup>
- 130 Mitchell Street Merredin – 3,999m<sup>2</sup>
- 27 Coghill Street Merredin – 2,933m<sup>2</sup>
- 23 Coghill Street Merredin – 2,438m<sup>2</sup>
- 19 Coghill Street Merredin – 3,334m<sup>2</sup>
- 9 Coghill Street Merredin – 8,565m<sup>2</sup>

Total 30,215 square metres (3.02 ha)

The property comprises of office and showroom, spare parts shed, main workshop, industrial machinery storage shed, industrial shed for repairs, warehouse Tyreright, loading ramp, wash bay and tanks, carport, canopy, gravel hardstand, crushed rock 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 \$285,000 plus outgoings plus GST.

The asking price is \$5,500,000 sold as a going concern for GST purposes.