



# FOR SALE



## 20 Ellemsea Circuit, Lonsdale SA 5160

**\$1,690,000 + GST**

Property Discription:

- Concrete Warehouse and Office – Total Building 1179 approximately
- Total Site area – 2400 sqm\* approximately
- High 200 Amp Power Supply
- Two Separate Tenancies – approximately 6% Yield
- Tenant 1 – 3 + 1 + 1 + 1 Year Lease
- Tenant 2 – 5 + 5 Year Lease

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**RLA 263 799**

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.

### **Tenancy 1**

3 + 1 + 1 + 1 Year Lease commenced 1<sup>st</sup> April 2021  
Tenant in occupation since 2013  
Net rent \$33,980.40 per annum

### **Tenancy 2**

5 + 5 Year Lease commenced 1<sup>st</sup> April 2021  
Tenant in occupation since 2018  
Net rent \$68,510.00 per annum

### **Outgoings:**

Council Rates:	\$6186.00 approx.
Emergency Services Levy:	\$1373.10
SA Water Rates:	\$1357.92
Insurance:	\$5400 approx.