



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 1st April 2021
Tenant in occupation since 2013
Net rent \$33,980.40 per annum

Tenancy 2

5 + 5 Year Lease commenced 1st 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.