



40 Donegal Road, Lonsdale SA 5160

Price \$445,000 + GST if applicable

Property Discription:

- Warehouse and Office – 420 sqm app
- Site area 1500 sqm app
- High Power Supply
- Evaporative Cooling to Warehouse
- 3 + 3 Year lease with 6.5% Yield app.

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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.

Estimated Outgoings

Emergency Services Levy: \$857.74

Insurance: \$1592.12

Council rates: \$2306.73

SA Water: \$785.79