



FOR SALE



3 Walla Street, Lonsdale SA 5160

Price: \$825,000.00 +GST if applicable

FULY TENANTED – 5.7% Yield

- Total Site Area 1870 sqm
- Colorbond Warehouse & Office split into 3 tenancies
- Total building area 930 sqm approx. plus mezzanine floor area of approx. 350 sqm inc. mezzanine floor area/s
- Net Rental income \$47,162 per annum + outgoings + GST
- Corner Location located in the heart of Lonsdale

	Tenancy 1	Tenancy 2	Tenancy 3
Tenancy Commenced	1 st June 2016	6 th March 2018	21 st August 2021
Current Expiry	31 st May 2023 +1 +1 Yr	15 th March 2023	20 th August 2023 + 1 Yr
Net Annual rent	\$10,717.92 ex. GST 233sqm	\$17,210.40 ex. GST	\$19,235.52 ex. GST

Tenants pay Council Rates, Water Rates, ESL and building insurance

Council Rates \$4917.10

Water Rates \$887.42

ESL \$1217.45

| Jenny Howkins | 0416 188 098 |

jen@southerncommercialgroup.com.au

2/29 O'Sullivan Beach Road Lonsdale S.A. 5160

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.