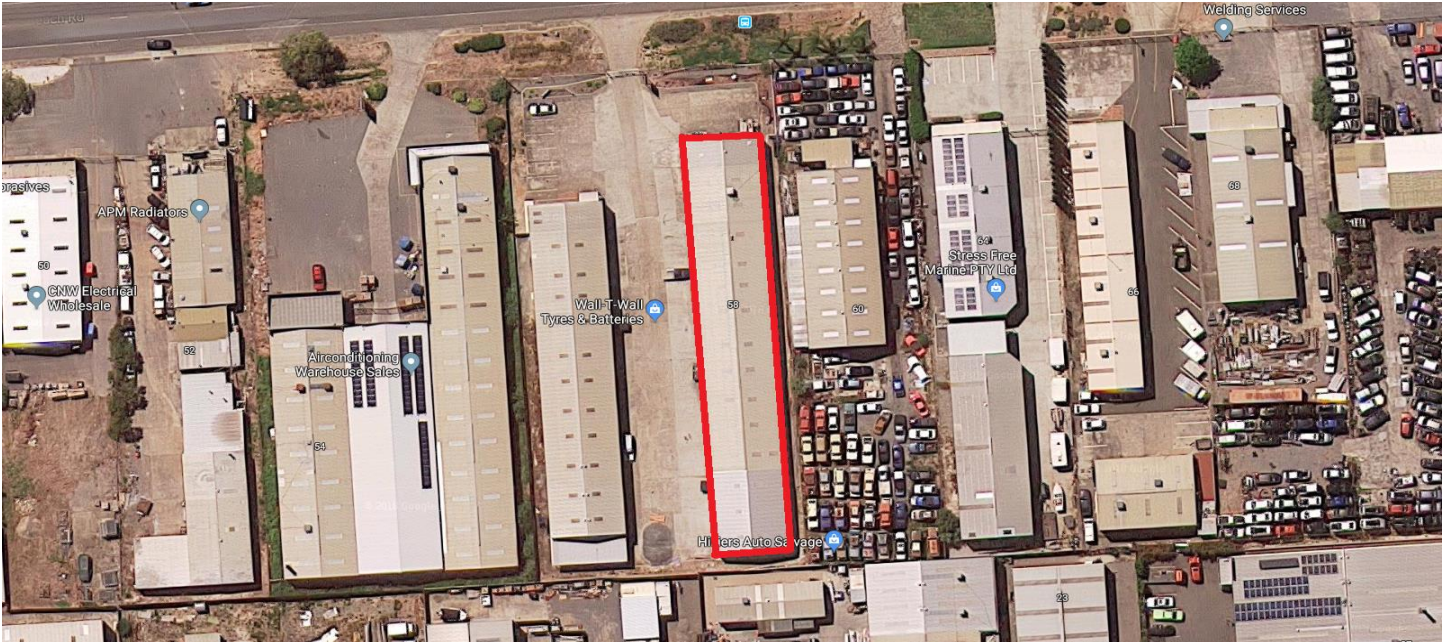


# FOR SALE

**58 O'Sullivan Beach Road**  
**LONSDALE SA 5160**



## GROUP OF 5 FULLY TENANTED UNITS ON MAIN ROAD LOCATION – GREAT INVESTMENT AND NO STAMP DUTY APPLICABLE!

- Colorbond warehouse split into 5 units of approx. 180 sqm each, total building area approx. 936 sqm
- Strata title group 1 of 2, located on the main road in the heart of the Lonsdale Industrial precinct
- The hardstand is concreted and the site fully fenced
- CURRENT NET RENT \$67,769.00 PER ANNUM
- Annual outgoings are approx. \$9,500
- Approx. 7.6% Yield

**\$885,000 + GST (If applicable)**  
**(Unless going concern applies)**

**Jenny Howkins 0416 188 098**

RLA 263 799

## LEASES IN PLACE:

- **Unit 5A** – Current lease commenced 22/5/17 to 22/5/19 + 3 x 1 year renewal options  
\$14,424 gross rent p.a,  
Rent reviews: CPI in 2018 and 2019 – Market review in 2019 and 2021
- **Unit 5** – Current lease to 31/7/19 + 4 x 1 yr renewal options  
\$14,100 gross rent p.a.  
Rent reviews: CPI in 2019 and 2021 – Market review in 2020 and 2022
- **Unit 6** – Tenant since 2006 – periodic tenancy  
\$13,511.13 gross p.a.
- **Units 7 & 8** – current lease commenced 01/06/16 to 31/5/19 + 2 x 2 yr renewal options  
\$33,019.42 gross rent p.a.  
Rent reviews: CPI annually with review to market in 2019

***Outgoings \$9,072.00 p.a. (Includes: Council rates, SA Water, Emergency Service Levy and insurance)***