

# FOR SALE

**16 Scarborough Way  
Lonsdale S.A. 5160**

## TENANTED INVESTMENT



- Colourbond workshops, 4 x 200 Sq<sup>2</sup> plus 1 x 432 Sq<sup>2</sup> with office
  - Fully tenanted
  - High power supply of approx. 180 amps
- Larger area has internal bathroom amenities, kitchen and office. Smaller leased areas shared bathroom amenities
  - Current gross income of \$52,363.00 per annum
- Outgoings for whole property, approximately \$5,500.00 per annum
  - Located on site area of approximately 4056 Sq<sup>2</sup>

**\$595,000**

**Enquiries: Jenny Howkins 0416 188 098**

**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.

# Form R7

## Warning Notice

### Financial and Investment Advice

Land and Business Sale and Conveyancing) Act 1994 section 24B

Land and Business Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you that—

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

An agent must also tell you about any other benefit that any other person (including the agent) will receive in connection with the sale or purchase, unless it is\*:

- a benefit that has been disclosed in a sales agency agreement
- a benefit that you provide the agent
- a benefit received by the vendor or purchaser
- a benefit related to a service for which you have not or will not be charged
- a benefit of which the agent remains unaware.

*\*Refer to section 24C of the Land and Business Sale and Conveyancing) Act 1994*