



FOR SALE



15 Farrow Circuit, Seaford SA 5169

\$755,000 + GST

TENANTED INVESTMENT PROPERTY

- Colorbond Warehousing – total building area 748 sqm app.
- Comprising 3 separate tenancies
- Total site area of 2333 sqm
- Fully fenced, concreted and bitumised
- Each tenanted area has own bathroom amenity
- Rainwater tanks and storm water pump system
- Net annual rent income \$52,042 (approx. 7% Yield)

Tenancy Details Below:

UNIT 1 & 2

Tenancy 01/05/19 – 30/04/22 + 2-year renewal option

Current net rent \$25,401.36 pa + Outgoings & GST

Tenant outgoings include council rates, water rates, ESL and building insurance

UNIT 3

Tenancy 25/03/20 – 16/06/21 + 4 x 1 Year renewal options

Current Net Rent \$12,740.04 pa + Outgoings & GST

Tenant pays all outgoings as above

UNIT 4

Tenancy 29/03/19 – 31/03/22 + 2-year renewal option

Current Net Rent \$13,901.76 + Outgoings & GST

Tenant pays all outgoings as above

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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.