



4 Richards Drive, COWRA, NSW 2794

Secure Investment - Newly Built Hangar Leased to Aviation Tenant

Positioned within the Cowra Airport, this newly constructed aviation hangar offers a low maintenance commercial investment with a strong return and a quality tenant in place.

Investment Information

- Net income: \$495 per week or \$25,740 per annum
- Outgoings: Paid entirely by the tenant, including council rates, water usage and hangar keepers' insurance (approx. \$5,000 p.a.)
- GST: Payable by the tenant
- Lease: Commenced October 2024, expiring October 2026, with potential to extend
- Tenant: FlyOz - respected local pilot training school

This recently constructed 408sqm* aviation facility was purpose-built for flexibility, efficiency, and long-term durability. Its direct airside access and proximity to established aviation businesses make it a highly attractive investment opportunity. There is also flexibility to re-let the premises in the future to a wide range of aviation or commercial

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L38454098

SALE DETAILS

\$370,000 - \$390,000 + GST

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Caley Mok
0437007303

users, or alternatively to utilise the facility for your own operational needs.

Additional Property Features

- Freehold title on 1,250sqm* block
- 18m x 18m* aircraft hangar with large 16m hangar doors
- 6m x 7m* workshop/garage area adjoining the hangar
- 6m x 7m office suite with kitchenette and three-way bathroom (toilet, shower, basin)
- Split system air conditioning installed
- Off-street parking, disabled parking & toilet
- Ample power outlets and three-phase power
- Vehicle roller door plus sliding access doors
- Direct access to taxiway and runway
- Town water and sewer connected, plus 8,000L water tanks
- Zoned E3 Productivity Support
- Council rates approx. \$2,785 p.a.

This is an excellent opportunity secure an affordable investment with a great return. Contact Caley Mok on 0437 007 303 for more information, or to arrange your inspection.

Please note. as the property is currently tenanted, a minimum of 48 hours is required for an inspection.

*Approximately

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 1,250.00 square metre
- Commercial Type:
- Building Area: 408.00 square metres



