



## 4 Hughes Court, WESTERN JUNCTION, TAS 7212

Compact Warehouse with Holding Income

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.

Elders Commercial is pleased to present both unit 3 & unit 4 Hughes Court For Sale 'in one line' (Vendor may consider individual sale).

Key highlights include:

- Combined gross building area of 432 sqm\* (216 sqm each) and land size of 668sqm\*.
- Holding Income (Lease expires end June 2026) until June 2026 of \$89,115 + GST net. Tenant pays all outgoings including body corporate fees and land tax.
- Constructed from concrete tilt panel and colorbond, the building provides a durable, low-maintenance structure.
- The clear span warehouse includes an internal clearance of 7.5m\*, and features a 5 m\* high electric roller door.
- General Industrial zoning.
- Onsite car parks plus visitor parking
- The whole complex is securely fenced.
- Tax depreciation benefits.
- vacant possession available end June 2026
- opportunity for owner-occupiers to buy now with the benefit of holding income, and use, or re-lease mid next year

Please contact David Webster or Fletcher Seymour for more information or to arrange an inspection.

- Commercial Type:
- Building Area: 432.00 square metres

**TYPE:** For Sale

**INTERNET ID:** SU114798

**SALE DETAILS**

**Offers over \$1,350,000**

**CONTACT DETAILS**

**SURGA Launceston**

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