



Outline Indicative Only



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4 Littlefield Street, BLACKWATER, QLD 4717

Multi-tenanted industrial investment

For Sale now is this high-yielding multi-tenanted industrial investment.

The property is situated in the town centre of Blackwater and offers great street exposure and a stable income stream.

Key features:

- \$99,051.36 net income per annum (circa 8.2% net return)
- Large freehold land holding of 3,402* sqm
- Blackwater Sports shed totals 720* sqm, including an office and lunchroom

TYPE: For Sale

INTERNET ID: SU115023

CONTACT DETAILS

**Elders Commercial
Rockhampton**

Level 2/102 Bolsover St
Rockhampton City, QLD
07 4921 2347

Adam Kelly
0435 812 996

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.

- Richglen Maintenance tenancy comprises a 190* sqm office, 174* sqm 3 bay shed with roller doors, and a 2 bay shed totalling 80* sqm

- Multiple tenants

- Three-bedroom residence with security fence throughout separating it from the commercial precinct

- Air-conditioned offices

- Hardstand throughout, including bitumen parking at the entrance of the asset

For sale via private treaty, \$1,200,000.

Please enquire below for further information

*Approx

- Land Area 3,402.00 square metres
- Commercial Type:
- Building Area: 1,164.00 square metre



