



21 Eclipse Street, SPRINGSURE, QLD 4722

Industrial Investment

Elders Commercial Rockhampton is offering this Tenanted Investment For Sale via Private Treaty.

The property is situated in the centre of Springsure and the tenant, Nutrien Ag Solutions, services the Springsure and broader region for agriculture requirements.

Further features:

- 3,693* sqm of freehold land
- Tenanted by Nutrien Ag Solutions until 27 March 2027 with a further 3 x 3 year options

TYPE: For Sale

INTERNET ID: SU115665

CONTACT DETAILS

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

Adam Kelly
0435 812 996

- Net rent of \$91,519.20 + GST + Outgoings per annum
- 8% net yield on asking price
- Large land holding consisting Office, Warehouse and a Residence
- Single lease for whole of property
- High performing tenant
- Landlord friendly lease
- Easy egress and ingress
- 'Centre' zoned under Central Highlands Planning Scheme

For further information please contact Adam Kelly via the below enquiry section.

*Approx

- Land Area 3,693.00 square metres
- Commercial Type:
- Building Area: 725.00 square metres



