



**18 Blackbutt Road, Port Macquarie**



## INDUSTRIAL INVESTMENT

Our vendors are leading motor dealers in Port Macquarie and on the Mid North Coast of New South Wales with 4 major dealerships and 8 franchises in various locations.

They have decided to relinquish their interests in this property and have decided to sell on a 5 x 5 year leaseback at settlement.

Lot 5 in Strata Plan No. 53470 and Lot 7 in Strata Plan No. 99532.

Total Land Area is 1,262m<sup>2</sup> which includes 143m<sup>2</sup> of car space (total of 12 car spaces) and 382m<sup>2</sup> of vacant land (approx).

Building is a modern concrete tilt-up design and construction which totals 710m<sup>2</sup> of display, office and workshop area plus 83m<sup>2</sup> of mezzanine (approx). Usage onsite is associated with automotive trade.

Vacant land area could be built upon adding to the investment (subject to Council Approval).

Zoning: IN1 General Industrial

Year 1 Rent will be \$78,100 + GST with all rates, water and strata fees to be paid by the tenant.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	\$1,250,000
<b>Property Type</b>	commercial
<b>Property ID</b>	4
<b>Land Area</b>	1,262 m <sup>2</sup>

### Agent Details

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### Office Details

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