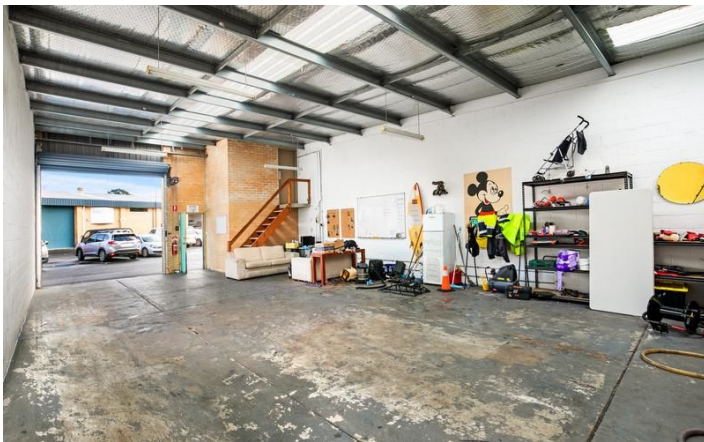


UPSTATE

**CALLING ALL
INVESTORS
4.75% NET
RETURN**



Manly Vale D10/1 Campbell Parade

Price: \$550,000
Total Building area: 109m²

SALE

Beat the banks and inflation! You can earn clear \$24,709 per year. This investment is now available for savvy investors. Dubbed one of the most sort after warehouse blocks on the northern beaches. Your tenants enjoy an open plan layout with loads of racking space and easy access and its own elevated office.

With little supply of industrial space on the market, this opportunity won't last long.

- 2 parking spaces
- Roller door access
- Personnel door
- Bathroom
- Close to shops/schools
- 4% Annual Reviews
- Lease commenced 22/1/2019
- Lease end date 21/1/2021
- Gross rent \$29,744
- Water \$688.00, Council \$1,246, Strata \$1,767
- Net rent \$26,043

Take advantage of investing in this highly sort after prime industrial estate. This warehouse is in a popular industrial park & is a sold investment.

'Manly Grove' is comprised of 86 industrial strata units split up into four separate blocks. Campbell Parade runs into a col-de-sac, located just off Condamine Street, providing access south to the city and north to the rest of the Northern Beaches.

Agents

Paul Cunningham 0413 161 661
paul.c@upstate.com.au

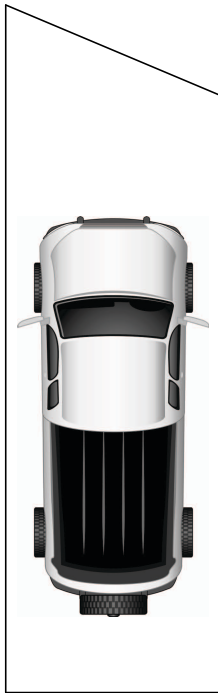
Upstate Office

Tel 9939 6788
hello@upstate.com.au

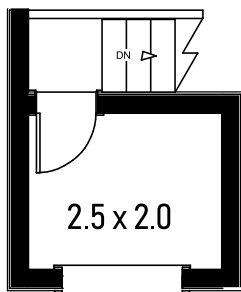
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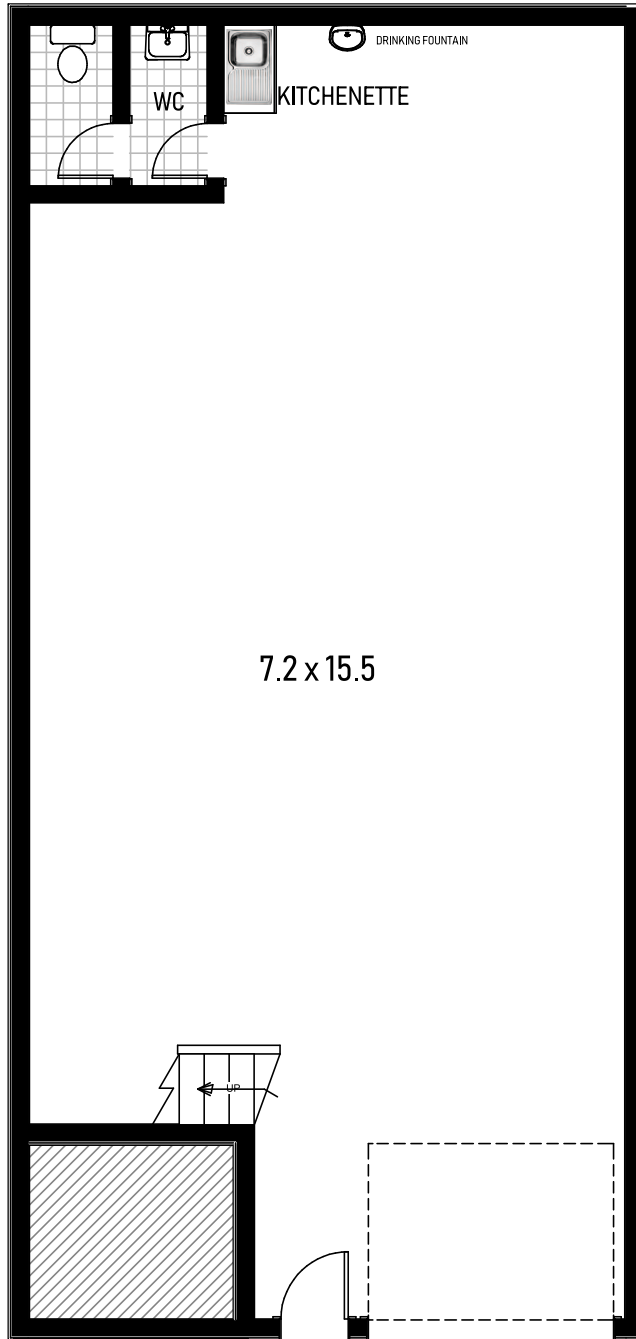
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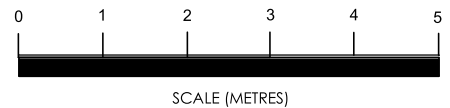
Parking Space
2.5 x 7.1



Upper Level



Parking Space
2.5 x 5.5



UPSTATE

All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

D10/1 Campbell Parade
Manly Vale