

UPSTATE

CALLING ALL INVESTORS

Manly Vale
D10/1 Campbell Parade

SALE

Executive Summary

Property	D10/1 Campbell Parade, Manly Vale
Title/ Tenure	LOT 47 SP56291
Location	Located just off Condamine Street providing access south to the city and north to the rest of the Northern Beaches
Block Description	'Manly Grove' is comprised of 86 industrial strata units split up into four separate blocks
Building Area	109 sqm
Car Spaces	2 surface parks
Gross Rent	\$29,744 + GST per annum
Net Rent	\$26,043 + GST per annum
Net Return	4.7% Lease commencement 22/1/2019 - Lease end date 21/1/2021
Reviews	4% annual reviews
Exclusive Agent	Exclusive Agent Upstate Commercial Paul Cunningham paul.c@upstate.com.au

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Property Description

UPSTATE Commercial as exclusive agents are proud to present D10/1 Campbell Parade, Manly Vale for sale by Private Treaty.

Beat the banks and inflation! You can earn clear \$26,043 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.

Take advantage of investing in this highly sort after prime industrial estate. This warehouse is in a popular industrial park & is a sold investment. With little supply of industrial space on the market, this opportunity won't last long.

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

FEATURES

- 109sqm Open warehouse
- 2 parking spaces
- Roller door access
- Personnel door
- Popular industrial estate
- 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



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Outgoings

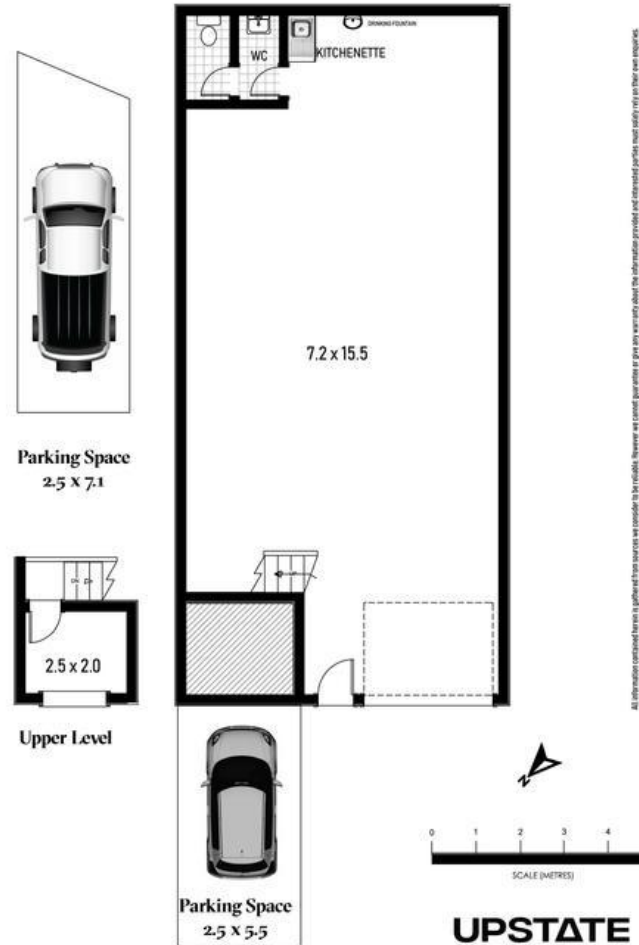
Outgoings	Per annum approx.
Water Rates	\$688
Council Rates	\$1,246
Strata Rates	\$1,767
TOTAL	\$3,701



Manly Vale
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Property Floorplan



**D10/1 Campbell Parade
Manly Vale**

UPSTATE

Exclusive Agent



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CONTACT PAUL TODAY TO ARRANGE AN INSPECTION

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