



176 Gracefield Road Gracefield

Outstanding Commercial Investment yields 8.68% nett

1960s Building approx. 4,500m² in total area, on 8,200m² site (in four Freehold Titles) provides yard area and approx. 58 carparks. High stud warehouse approx. 2,700m² plus lower stud area, Offices and amenities (cafeteria), etc. Leased to Northpower, with renewed lease of four years from 1st January 2016, next Rental Review 2018. Nett Rental approx. \$278,000 pa plus GST (with Property Management). Yields 8.68% nett on price \$3,250,000 (plus GST, if any). Opportunity for Owner-user Buyer to purchase for future occupation by not granting new lease, servicing 8.68% nett yield in meanwhile, or, attractive yield to Investor.

For full detail and inspection (by appointment only) through the Sole Agent, contact: Matt Clarke on 0274 409 608, or Paul Hastings on 0274 494 852.

\$3,250,000

Type : Industrial
Sold Date : Tuesday, 27th March 2018
Land : 8200 m2
Building Size : 4525 m2

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