

Sold



4 Chapple Lane, Gympie



### THREE SHEDS IN ONE BUILDING!

Located in Gympie CBD and on offer are these 3 sheds on one property. A perfect opportunity for any business or investor looking to relocate.

Freehold property zoned industry in Gympie CBD location.

Situated on 1,012m<sup>2</sup> parcel of land.

Multiple off street car parking spaces.

The building is comprising of 3 x sheds – Shed 1 is currently vacant Shed 2 and 3 are currently tenanted.

Shed 1 and 2 are 115m<sup>2</sup> and Shed 3 is 224m<sup>2</sup>

Shed 3 contains a kitchenette and bathroom. Shed 1 and 2 have a toilet.

Long term tenants in place with a desire to stay on – to be negotiated with the new owners. Currently yielding \$37,210 per annum, expected to boost to \$55,500 per annum. (Business not included, Freehold property only with tenant lease)

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

*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*

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**Price** SOLD for \$640,000

**Property Type** Commercial

**Property ID** 802

**Land Area** 1,012 m<sup>2</sup>

#### AGENT DETAILS

Pete Angle - 0438 864 158

#### OFFICE DETAILS

One Agency Gympie

0438 864 158

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GYMPIE

*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*