



### 69 Churchill Avenue BRIGHT VIC

This steel and colour bond shed of 252m<sup>2</sup> is situated on a 1240m<sup>2</sup> block. Good height with two bays with full roller doors. Facilities include power, water, toilet facilities, hot water service and large turning circle in front. Currently half tenanted and when fully tenanted provides you with a good income stream. Inspection strictly by appointment.

Rental income from two tenants would be approximately \$1378.00 pcm .

Tenant A: current term ends 11/05/2017 with 3 further terms of 3 years each and pays \$682.00 pcm, exempt from paying rates.

All other outgoings paid by tenants 50:50

(Rates approx. \$1770 pa 2016-17 and insurance \$655.00 pa 2015-16).

**Building Size** : 252 sqm  
**Land Size** : 1240 sqm  
**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/commercial/industrial/5742977>



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