



Large Corner Block with Rental Return

930s
qm

30 Bywaters Road, Murray Bridge

\$800,00 + GST (if applicable)

Set on over 4,300sqm of land, this property offers multiple shedding options on a prominent corner allotment. The main shed is a total of 1,000sqm which is broken down into 2 main areas of 750sqm and 250sqm. The large shed features a concrete floor, office, power, hi-bay lighting, and both front and side sliding doors. The larger portion is currently leased until 28/04/2028, returning \$39,875.40 per annum. Additional income is generated through the lease of the remaining 250sqm of the main shed, a separate office building and a smaller shed which is currently tenanted on a month to month basis at \$30,000.00 per annum. The corner allotment allows great access from both Bywaters Road and Production Road and is ideally positioned just 700m from the B Double Route. In total, the site comprises approximately 1,000sqm of main shedding plus various smaller sheds, providing flexibility for a range of uses. An excellent opportunity for investors or owner occupiers, the property is currently zoned Rural Living.

*All sizes are approximate only

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|---------------------------|--------------------------|
| Property ID: | L445653 |
| Property Type: | Industrial/Wareho use |
| Building / Floor Area: | 930 |
| Land Area: | 4500.0 sqm |

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