

Sold



1, Lot 1/7 Pioneer Close, Craiglie



## High Performance, Thoroughbred Shed

Attention all discerning investors and buyers with a knack for picking up the ultimate deal. Currently leased and attracting an unbelievable 8.25% + yield, this is an opportunity that you can't afford to miss!

A huge shed with enormous front and rear roller doors, front and rear access points, fenced perimeter with private yard increasing usable area. Further highlighted with the addition of the large indoor mezzanine level, office space and toilet facilities.

- \* Convenient air-conditioned front office with dual pedestrian entry
- \* An internal mezzanine level of 100m<sup>2</sup> improving on available space
- \* Covered, secure and gated concrete side storage fit for vehicle access
- \* Shaded all weather area to the rear increasing work space and potential
- \* Insulation and further air conditioning added, promoting year round comfort
- \* Prominent and well sought after, prime position in the Craiglie Business Park

If you thought it couldn't get any more appealing, this shed is leased to a popular automotive servicing business cementing the unheard of returns

148 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	496
<b>Land Area</b>	148 m <sup>2</sup>
<b>Office Area</b>	10 m <sup>2</sup>
<b>Warehouse Area</b>	138 m <sup>2</sup>

### Agent Details

Callum Jones - 0437 981 195

### Office Details

Port Douglas  
1/32 Macrossan St Port Douglas  
QLD 4877 Australia  
07 4099 5550



making this the most desirable option available today. Nothing left for you to do but sit back and collect the rent.

With extremely high exposure, this shed is situated directly adjacent to the busy Port Douglas Car Wash. Located in a cul-de-sac with loads of parking for operations and customers, this shed must not be overlooked.

For further information, contact David Wright on 0438 705 989 directly or email [david@theagentportdouglas.com](mailto:david@theagentportdouglas.com)

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