

7 Cotton Street, Barney Point, QLD, 4680



House For Sale

Saturday, 10 August 2024

7 Cotton Street, Barney Point, QLD, 4680

Bedrooms: 1

Bathrooms: 1

Parkings: 5

Type: House



Atlas Corrinn
0434314283

INVESTORS ASSEMBLE... PRIME OPPORTUNITY

Seize the chance to invest in a property that offers both stability and a strong return on investment. Located in the bustling industrial precinct of Barney Point, this property is more than just a prime location-it's an asset backed by a solid tenant.

Property Highlights:

- Passing Rent: \$37,545.60 per annum + GST + Outgoings*^
- Potential Return: In the range of 7%+, making it a robust addition to any investment portfolio.
- Lease Details: Current lease extends until 17/09/2025, providing security and peace of mind for the investor.
- Tenant Profile: An extremely tidy and organised tenant with a strong, ongoing business presence in the area.
- Tenant Overview: The property is occupied by MONSON, a reputable national shipping logistics company with offices across Australia. MONSON services ports worldwide, ensuring a reliable and consistent rental income.
- Property Features: The site includes a fully concreted area ideal for off-street parking, a 2-bay garage, and a 3-bay shed-two bays of which are equipped with roller doors-offering ample storage and operational space.

As at July 2024*

This is a rare opportunity to invest in a well-maintained property with a high-performing tenant in place. Whether you're expanding your portfolio or seeking a stable income-generating asset, 7 Cotton Street, Barney Point, is a top-tier option.

Contact us today to arrange a viewing or for more information!