



66 Princes Highway YALLAH, NSW

## Investment Opportunity in Key Location

We are delighted to present this exceptional opportunity to the market offering investors a freestanding industrial asset with existing tenants.

This property is being offered for sale as a multi tenanted complex in a highly visible location, and within close proximity to the newly built Albion Park Rail bypass with free flowing connections for motorists on and off the motorway.

Currently returning an approximate \$106,688.04 gross p/a, and very affordable outgoings, including Council & Water.

- ? Land approximately 2,994sqm
- ? Warehouse 1, approximate 451sqm total area
- ? Multiple onsite parking

**Danny**  
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**(LREA)**

**Mojanovski** **Daniel Mojanovski**