



1, Lot 1/7 Pioneer Close, Craigie



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 100m2 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 Craigie 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 m2

Price	SOLD
Property Type	Commercial
Property ID	496
Land Area	148 m2
Office Area	10 m2
Warehouse Area	138 m2

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

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