



## 160 Benjamin Place Lytton, QLD

### Unrivalled Investment Opportunity - RETURNS 7.38%

All Properties Group is proud to present 160 Benjamin Place, Lytton to the market. This asset has outstanding market returns at 7.38% - far above current market offerings. With a strong lease in place, this asset has already attracted much attention.

- 2,440\*sqm freehold with a 1,312\*sqm build
- Unique 1,130\*sqm cold-storage
- Net \$357,911.76 lease until June 2023 with 5 + 5yr option
- Returning 7.38\*%
- Fixed, annual 3% rent increases
- Sold as Going Concern

To enquire about this opportunity, please contact marketing agent Kyle Britto of All Properties Group for more information.

\*Approx

For more details please visit  
<https://www.allpropertiesgroup.com.au/6440357>

Contact Agent

**Type:** Showrooms/Bulky Goods  
**Land:** 2440 m2  
**Zoning:** In3 General Industry C

**Council Rates:** \$0.00 p/q  
**Water Rates:** \$0.00 p/q  
**Strata Rates:** \$0.00 p/q



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