## **FORDE**









## 44 Rene Street Noosaville QLD

Currently disposed of as a storage depot with an adjoining transport business. A compelling opportunity for an owner operator or investor seeking a dual income property with active cash flow & opportunity to use the adjoining premises for their own venture or lease it to third parties.

Composed of 1700m2 land, 24 sheds and 825m2 buildings. Competitors nearby offering similar sheds from 60-90 per week, you could offer the 24 sheds on site for 55 per week, circa \$70k per annum and rent out the adjoining building for a discounted price 80m2 adds an additional \$65k p/a, creates a dual income potential of \$135k p/a.

Owner experienced operator and will support potential purchasers by negotiating vendor finance terms, substantial deposit needed, subject to approval.

Compelling fundamentals and possible vendor finance will suit ambitious

type operators looking for a flexible dual income

**Building Size**: 819 sqm **Land Size**: 1690 sqm

View : https://www.fordeproperty.com.au/sale/q

Id/sunshine-coast/noosaville/commercial

/industrial/6051713



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