



541 Wagga Road Lavington NSW

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale 541 Wagga Road, Lavington via public auction on Friday 26 August at 2.30pm on-site.

The 990 sqm showroom/warehouse is situated on a site of approximately 15,200 sqm, and is offered for sale subject to a leaseback to Clipex Fencing & Stockyards, a nationally recognised entity with branches across Australia. This offering represents a rare opportunity to acquire a securely leased investment in a tightly held industrial location.

Pertinent details are:

Tenant - Clipex Fencing & Stockyards

Building Area - Approximately 990 sqm

Lease: Five (5) years commencing 1 September, 2022

Option: Five (5) years

Rent: \$75,000 per annum (plus GST and outgoings)

Terms: 10% deposit, balance 60 days.

For more information or to request a copy of the Information Memorandum, please contact the Sales Agents below.

Building Size : 990 sqm
Land Size : 15200 sqm
View : <https://www.dixoncre.au/sale/nsw/murray-region/lavington/commercial/industrial/7132100>



Oscar Dixon
02 6055 0000



Chris Brown
02 6055 0000