



3/26 Rutherford Court Maddingley VIC

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Almost standing at approximately 166m², Zoned Industrial 2, this concrete prefab factory is a great investment. Amenities including kitchenette & disabled toilet, 4mtx4mt Roller Door with 5mt Internal height, large storage room, two large office spaces, plenty of car parking to the front and is currently tenanted, with the option to renew lease from the 15th of August 2024 for an additional two years.

Tenant currently paying \$2383.25per month INC GST, Plus Outgoings. The factory is located in the industrial area of Bacchus Marsh and being within a 45min commute to Melbourne, Ballarat and Geelong is prime position, it is also a gated estate for added security. Factories like this do not come by very often so if you are looking for a sound investment call today for more information.

Price : \$550,000
Building Size : 166 sqm
View : <https://www.ypa.com.au/7993576>

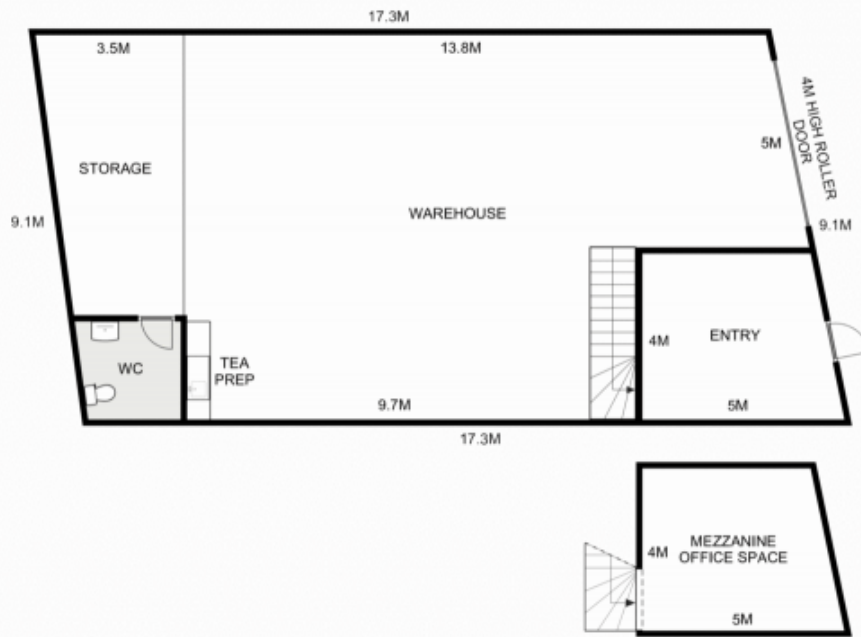


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(Photo ID is Required at all Open For Inspections)



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