

For Sale

Unit 2 231 McLachlan Street ORANGE

COMMERCIAL INVESTMENT PROPERTY

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

Location

Situated approximately 1 kilometre north east of Orange CBD on the western side of McLachlan Street.

Description

Excellent position at front of complex on busy street
Low maintenance, secure tilt concrete panel construction
High quality office/warehouse fitout
New 3 + 3 year lease to a quality tenant
Extremely rare to find a quality commercial investment property in Orange in this price bracket

Information Memorandum available on request

Approximate Net Rental Income: \$38,000 pa + GST

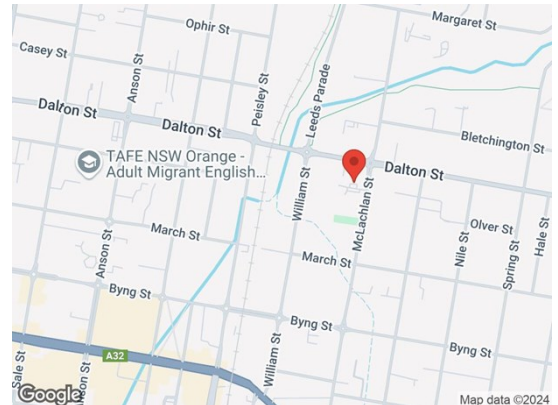
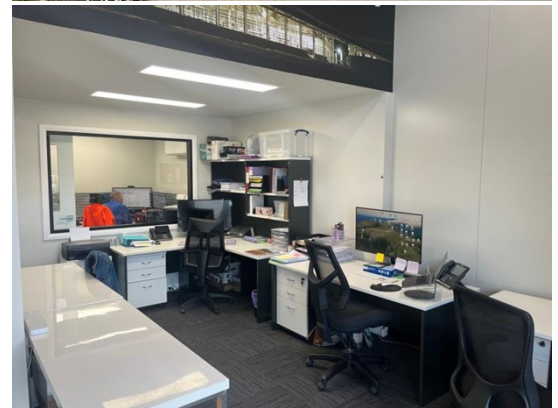
Site Details

Title:	Strata Title
Strata Area:	108 sqm
Zoning:	E4 General Industrial
Price:	\$570,000 (No GST as a going concern)

For more information please contact

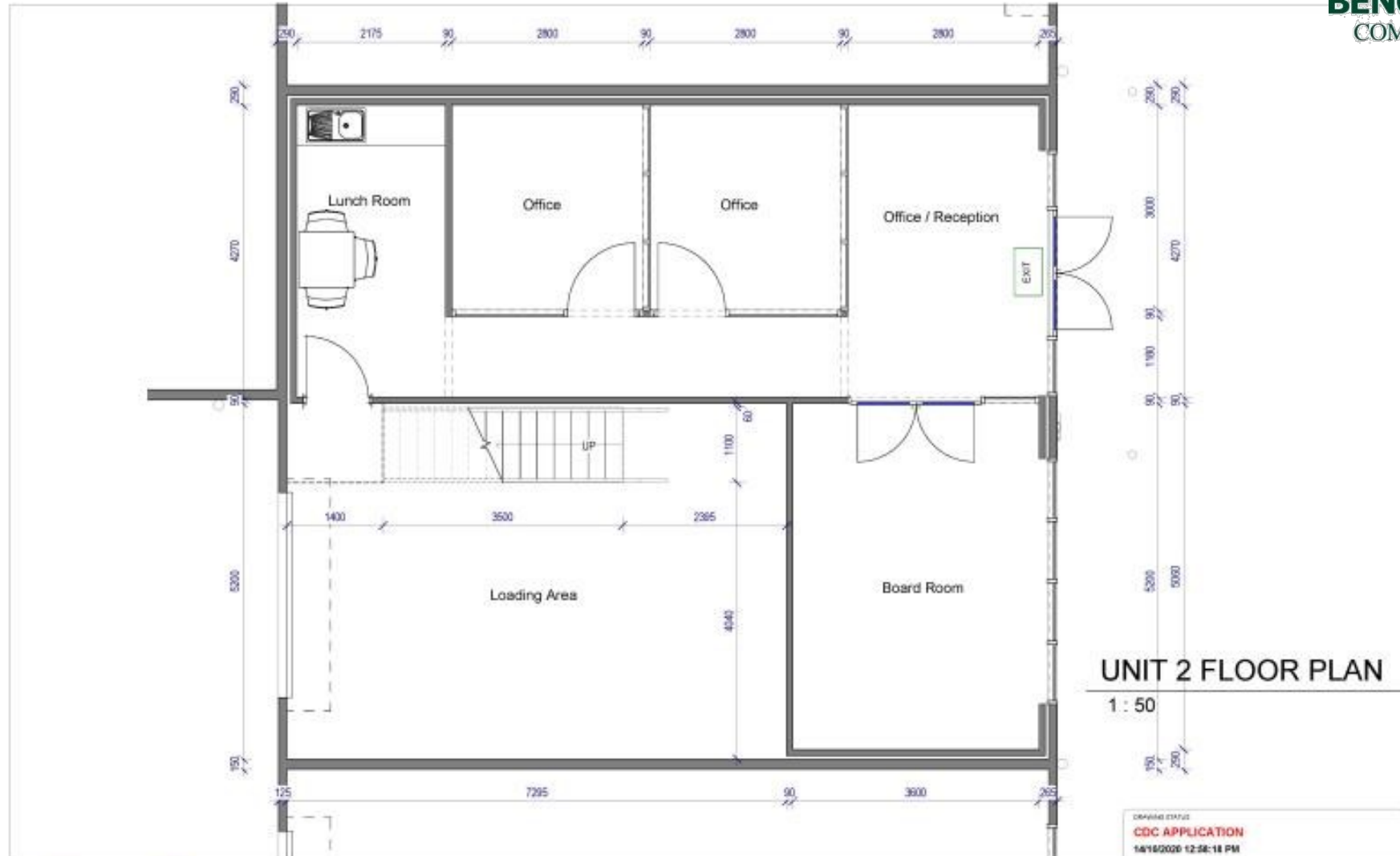
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BENCHMARK
COMMERCIAL

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UNIT 2 FLOOR PLAN

1 : 50

DRAWING STATUS
CDC APPLICATION
14/10/2020 12:58:18 PM

<p>AKURA Pty Ltd ABN: 50 602 344 426 PO Box 9887 Bulwer 7100V 2706</p> <p>CONTACT US T: 02 4524 6558 F: 02 8531 6448 E: admin@akura.com.au W: www.akura.com.au</p>	 <p>Akura</p>	<p>THIS DRAWING IS TO BE USED IN CONJUNCTION WITH OTHER BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO AKURA PTY LTD. COPYRIGHT AND AUTHORITY FOR ANY REPRODUCTION OF DESIGN SHOWN HERE IS RESERVED BY AKURA PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF AKURA PTY LTD. DO NOT REPRODUCE UNLESS SO STATED.</p>	<p>Rev: Date: Amendment:</p>	<p>PROJECT PROPOSED INDUSTRIAL DEVELOPMENT</p> <p>4304600 LOT 6 DP 1183248, 231 McLACHLAN STREET, ORANGE</p> <p>DRAWING TITLE UNIT 2 FITOUT FLOOR PLAN</p>	<p>CLIENT AKURA PROPERTY DEVELOPMENT</p> <table border="1"> <tr> <td>DRAWN BY</td> <td>Author</td> <td>JOB NUMBER</td> <td>329</td> </tr> <tr> <td>JOB DATE</td> <td>JUNE 2020</td> <td>DRAWING NUMBER</td> <td>A13</td> </tr> <tr> <td>CHECKED BY</td> <td>Checker</td> <td>ISSUE</td> <td></td> </tr> <tr> <td>SCALE @ A3</td> <td>1 : 50</td> <td></td> <td></td> </tr> </table>	DRAWN BY	Author	JOB NUMBER	329	JOB DATE	JUNE 2020	DRAWING NUMBER	A13	CHECKED BY	Checker	ISSUE		SCALE @ A3	1 : 50		
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