

# Flemings



## Lot 1 Neill Street Harden NSW

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Flemings Harden is pleased to present Lot 1 Neill Street, Harden to the market for sale.

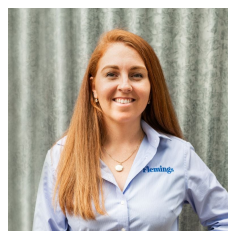
A successful and local business with an annual rental income of \$20,000, this is an investment opportunity you don't want to miss.

Features include:

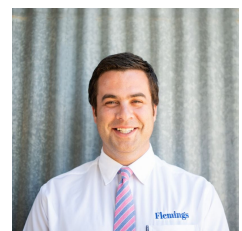
- Expansive warehouse (15m\*x24m\*)
- Office space with split system air-conditioner
- Kitchenette and toilet facilities
- Located in a great commercial area of town
- Easy truck access to warehouse
- Land size of 1010sqm\* and building size of 360sqm\*
- Current lease length 3 years (Commenced August 2023)
- Rental income \$20,000 p/a

For more information or to arrange an inspection, please

**Price** : Contact Agent  
**Building Size** : 360 sqm  
**Land Size** : 1010 sqm  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/harden/commercial/industrial/7858269>

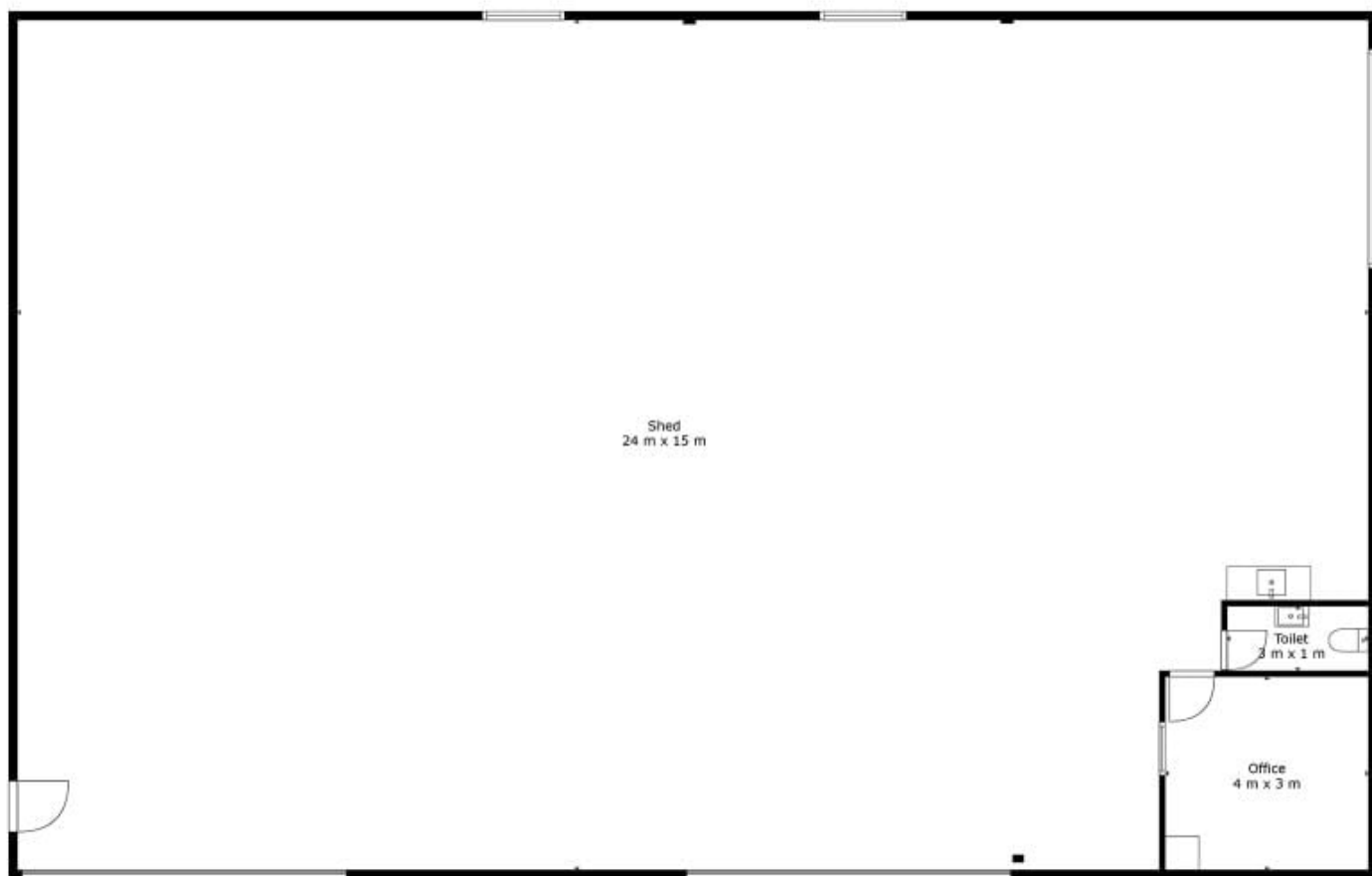


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<https://www.flemingspropertyservices.com>



TOTAL 151.07  
M<sup>2</sup> 2.000  
EXCLUDED AREA 2.000  
TOTAL 153.07

