

# For Sale



## 75 Bayldon Road, QUEANBEYAN 2620

TIDY CLEAR SPAN WAREHOUSE OFFERED VACANT.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Lot Whole Property	Industrial	Vacant Possession	1,088	\$2,500,000

All figures are exclusive of GST.

### Location

Situated in the Queanbeyan West Industrial Precinct with easy access to the main thoroughfares through Canberra, such as the Monaro Highway and Canberra Avenue.

### Description

A stand-alone building on a 1,529sqm block and offering excellent high clearance warehousing along with street frontage and office space of 150 sqm. The warehouse is approx.816 sqm and undercover area is approx 122sqm. Ample Power.

### Rental/Rental Potential

Potential gross Income \$180,000 pa

### Estimated Outgoings

\$12,000 PA

### Estimated Net Return

6 to 7% Potential but sold vacant

### Contact:

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