## **For Sale**









## **1 Gregory Street, QUEANBEYAN 2620**

OWNER OCCUPY OR DEVELOP - GREAT LOCATION All figures are exclusive of GST.

Unit:	Туре	Investment/Vacant Possession	Land Area sqm	Sale Price
Inc	dustrial	Investment	765	\$930,000
Location Located within Queanbeyan West, on the eastern side of kealman Road with driveway access from Gregory Street. The site has easy access to Canberra Avenue.	totalling 765 the site inclue	urchase now! An irregular corner block Sqm in a great location. Improvements on de an older industrial style shed and an arport totalling 205 Sqm of gross building	Contact: Patrick Barton P 02 6282 9090 M 0459 690 788 E patrick@bartonproperty.net.au	
		is currently on a month to month lease		
	Zoned as IN1 - General Industrial, allowing for development opportunity and rental growth!			
	Rental/Renta	l Potential		

\$48,000 pa estimated

Estimated Outgoings \$6,500

Estimated Net Return Circa 5%

## www.bartonproperty.net.au

P (02) 6282 9090 | A Unit 11, 8 Gladstone Street, FYSHWICK ACT 2609 | PO Box 395, FYSHWICK ACT 2609

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