



## 1 Gregory Street, QUEANBEYAN 2620

OWNER OCCUPY OR DEVELOP - GREAT LOCATION

All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
	Industrial	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.



### Description

Available to purchase now! An irregular corner block totalling 765 sqm in a great location. Improvements on the site include an older industrial style shed and an undercover carport totalling 205 sqm of gross building area!

The property is currently on a month to month lease

Zoned as IN1 - General Industrial, allowing for development opportunity and rental growth!

### Rental/Rental Potential

\$48,000 pa estimated

### Estimated Outgoings

\$6,500

### Estimated Net Return

Circa 5%

### Contact:

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M  
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