



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
E