

For Sale



31 Spongolite Street, BEARD 2620

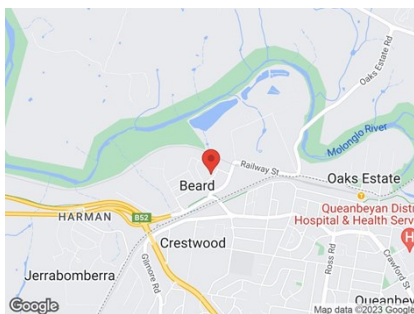
HIGH CLEARANCE MODERN WAREHOUSING

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 3	Industrial	Vacant Possession	195	\$690,000

All figures are exclusive of GST.

Location

Centrally located in the new industrial hub of Beard situated on the border of Queanbeyan and Canberra, with easy access to Canberra avenue and Monaro highway.



Description

Available to purchase now is unit 3 of 31 Spongolite Street, Beard! This complex is made of 6 strata units that have only recently been developed with a separate entry and exit drive through.

Unit 3 consists of 195 Sqm of open plan warehousing. With high clearance roof of 6 metres, electric roller door, kitchenette + amenities. This unit could be suitable for a range of trades/ businesses looking to owner occupy or a possible investor.

Outgoings are as follows, rates - \$7,304 Per annum. Body Corp - \$4,784 Per annum. Water/ Sew - 1,030 Per annum. All figures are approx*

Available to buy now.

For more information or to arrange an inspection, contact Patrick Barton 0459 690 788 or Brett Barton 0418 633 447.

Contact:

Patrick Barton

P 02 6282 9090

M 0459 690 788

E patrick@bartonproperty.net.au

www.bartonproperty.net.au

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

The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.

For Sale

Rental/Rental Potential

Vacant / \$250 psqm

Estimated Outgoings

\$13,118 Per Annum

Estimated Net Return

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