

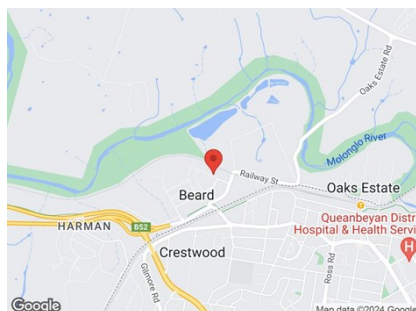
49 Tantalum Street, BEARD 2620

Stand-Alone Industrial Warehouse
All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
	Industrial	Investment	396	\$1,130,000

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. Beard is within a 10 minute drive of the Canberra Airport, Hume and Fyshwick.



Description

Available now for sale is 49 Tantalum Street, Beard. Consisting of a battle-axe 754 Sqm block.

The improvements to the site include a 396 Sqm clear span warehouse with mezzanine, bathroom, office and a large electric roller door. Please note that the warehouse is currently non compliant and requires a new DA to meet requirements.

The warehouse is currently leased for \$60,000 + GST + Outgoings.

For more information, please contact Patrick Barton on 0459 690 788.

Rental/Rental Potential

\$60,000 + GST

Estimated Outgoings

\$9,500 Approx

Contact:

Patrick Barton

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For Sale



Estimated Net Return

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.