



49 Tantalum Street, BEARD 2620

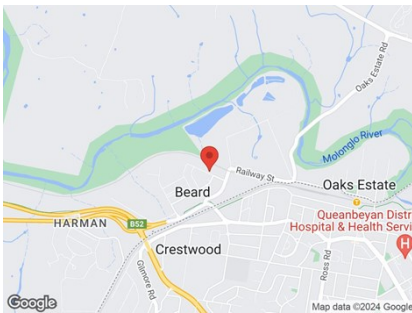
Stand-Alone Industrial Warehouse

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
	Industrial	Vacant Possession	396	\$1,200,000

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. 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 vacant from May 2024.

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

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