



## 42 Paterson Parade, QUEANBEYAN 2620

*Standalone Industrial Investment*

*All figures are exclusive of GST.*

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Whole Property	Industrial	Investment	731	\$1,285,000

### Location

Located West Queanbeyan with easy access to Canberra Avenue off Gilmore Road. Paterson Parade is a culdesac. West Queanbeyan is within close proximity to the three major industrial suburbs Hume, Beard and Fyshwick.

### Description

Five-year secure lease. Available to buy now, this property sits on a 743 Sqm block, with concrete lock up yard that is positioned at the front of the property. The improvements consist of open plan warehouse area with amenities, kitchenette and office mezzanine. Net income \$66,000 pa excluding management.

### Contact:

**Brett Barton**

**P** 02 6282 9090

**M** 0418 633 447

**E** [brett@bartonproperty.net.au](mailto:brett@bartonproperty.net.au)

The warehouse has 5-meter height throughout and 4.5-meter-high double roller door. There is gas connected to the property along with 3 phase power.

Concrete Yard - 438 Sqm.

Workshop - 268 Sqm + 40 Sqm unapproved workshop.

Mezzanine - 25 Sqm

### Rental/Rental Potential

\$66,000 pa excluding management.

### Estimated Outgoings

Approx \$6,570



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

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# For Sale

**Estimated Net Return**  
5.1%

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