# **For Sale**

# The Positive Partnership







# 4 Rutile Place, BEARD 2620

Prime Industrial Land!

Unit:	Туре	Investment/Vacant Possession	Area sqm	Sale Price
	Land	Vacant Possession	2,072	\$2,050,000

## All figures are exclusive of GST.

#### Location

Located in Beard apart of the new land that has just recently been released, located east of the major industrial area of Fyshwick and lies on the NSW border entering into Queanbeyan.

# Molongio River Corridor Beard Beard Univer any Crestwood Bay Map data C2024 Google

#### Description

Calling all owner occupiers and developers! Available to buy now, a 2,072 sqm flat industrial site with 33 metres street frontage. Having a wide industrial zoning that has a maximum gross floor plot ratio of 1:1.

Get in contact with Brett Barton 0418 633 447 to learn more.

Rental/Rental Potential Vacant

Estimated Outgoings Approx. \$18,000 pa

**Estimated Net Return** 

#### Contact:

**Brett Barton** P 02 6282 9090 M 0418 633 447 E brett@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

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