



## 7 Copper Crescent, BEARD 2620

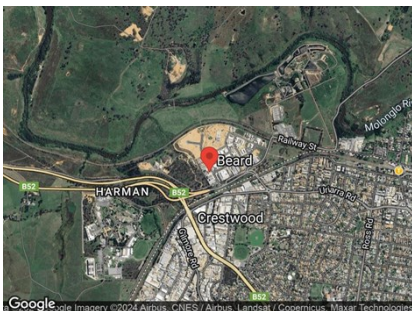
*An Owner Occupiers Dream*

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
	Industrial	Vacant Possession	543	\$2,660,000

*All figures are exclusive of GST.*

### Location

Located in the newest industrial suburb in Canberra, Beard, which is adjacent to Queanbeyan and in close proximity to Fyshwick and Hume. It offers easy access to Sydney and Canberra Airport. Beard has wide zoning NUZ1 and a plot ratio equivalent to 1:1.



### Description

7 Copper Crescent Beard offers prospective purchasers a large standalone flat and concrete site of 2,631 Sqm, consisting of 542.9 sqm of improvements purpose built for industrial users. The building consists of ground and first floor office with modern finishes, kitchenette and amenities, a large clear span warehouse attached with double roller door access and separate bathroom accessed via the warehouse, a large concrete yard, undercover truck awning with direct access to the street, and 7 allocated carparks at the front of the property.

### Area Breakup:

- Mezzanine office - 102 sqm
- Ground floor office - 102 sqm
- Warehouse - 260 sqm
- Outdoor truck loading shelter - 78.6 sqm
- Total building area - 542.9 sqm
- Concrete hardstand of approx. 1,180 Sqm

### Contact:

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Being sold vacant, do not miss your opportunity to make your mark in Canberra's newest and quickly growing industrial estate of Beard.

Please contact Patrick Barton 0459 690 788 for more information or to arrange an inspection today.

**Rental/Rental Potential**

Vacant / Rental Potential \$140k - \$150k pa

**Estimated Outgoings**

\$36,646.92 per annum

**Estimated Net Return**

5.5% - 6%