# **For Sale**

# The Positive Partnership



# 7 Copper Crescent, BEARD 2620

An Owner Occupiers Dream

Unit:	Туре	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 seperate 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:

Patrick Barton P 02 6282 9090 M 0459 690 788 E patrick@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

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.

# **For Sale**



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%

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