



38 Aurora Avenue, QUEANBEYAN 2620

Prime Industrial Offering! - Location Speaks for Itself

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
	Industrial	Vacant Possession	608	\$2,050,000

All figures are exclusive of GST.

Location

Located in the popular industrial precinct of East Queanbeyan. With easy access to Yass Road, and the Kings Highway. This property is within a short 10 minute drive to the Canberra Airport and Fyshwick.



Description

38 Aurora Avenue consists of a 1,377 sqm site with 25m of prime street frontage. The property has ample carparking at the front and concrete hardstand yard to the side of the property with 3 large roller doors allowing good vehicle access into the warehouse, but also offers flexibility to split the warehouse up to three tenancies.

The improvements on the site consists of 608 sqm. Mostly clear-span warehouse with approximately 120 sqm of administration and reception at the front of the property.

Currently setup for a turnkey solution fully fitted out for a mechanic business and is strategically positioned 200 metres from the Queanbeyan Motor Registry which makes this a fantastic and rare opportunity for a mechanic to reposition their business a stone throw away from the RTA.

Zoned E4 - General Industrial, allowing this property to be suitable for a wide range of businesses. The property can

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be cleared out of all its equipment and offered as a bare shell for buyers that are not looing to acquire any of the equipment.

Offered vacant possession. Please contact Barton Commercial Property for more information and to arrange a viewing of the property.

Rental/Rental Potential

Vacant

Estimated Outgoings

\$10,250

Estimated Net Return