



62 Athllon Drive, GREENWAY 2900

Corner Site in Prominent Location
All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
62 Athllon Drive	Industrial	Investment	1,160	

Location
Located on a prime corner site in the heart of the Tuggeranong town centre surrounded by commonwealth offices and a bulky good precinct. 62 Athllon Drive is strategically located to have easy access off Scollay Street.



Description
Barton Commercial Property are pleased to exclusively offer 62 Athllon Drive for sale for the first time via expressions of interest closing on the 6th of November 2024.

A 3,699 Sqm site that has been the home of Motoserve for the past 25 years and will be vacating on the 31st January 2025, making this the first time the site will be offered for sale.

The 1,160 Sqm of improvements on the site are of a high standard. Incorporating a large modern workshop of approximately 620 square metres with five (5) tilt-up roller doors. The 40-metre frontage to Athllon Drive provides for office and showroom space of approximately 540 sqm that can be divided into two tenancies or the one user.

Zoned CZ1. The purpose clause allows for an extremely wide range of uses, from bulky goods to residential. The

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site is under developed and allows for an additional 2,540 sqm under the crown lease.

The current unimproved capital value for the land is \$3,059,000 as of 1 January 2024.

For further details, including an IM and draft contract. Please contact the selling agent Brett Barton 0418 633 447 or Patrick Barton 0459 690 788

Rental/Rental Potential

Existing net income \$345k PA

Estimated Outgoings

\$221,796 PA

Estimated Net Return

Currently 5.3% terminating 31/01/25