



15 Price Street, Ciccone

OPPORTUNITY KNOCKS, AND KNOCKS LOUDLY!

Top quality improvements and a massive 11,100 sqm allotment make this well located and adaptable property; a fabulous opportunity. The site is under utilised and therefore ideally suited to subdivision and further development. Currently less than 10% of land has improvements.

- 11,100 sqm allotment in busy Elder Street precinct
- Highly suitable for subdivision and future development
- 720 sqm high clearance warehouse/office building
- 5.9 metre clearance under truss
- Professionally constructed to Commonwealth Government specifications

Improvements

The improvements on the property were professionally constructed to Commonwealth Government specifications. The main building is a huge 720 sqm warehouse and office complex which has 5.9 metre clearance under the steel truss. There are a number of separate office areas, boardrooms, storerooms and staff facilities. The warehouse is ideally suited to any activity that requires extra large space. The outside walls are of "dual skin" construction which together with a "top hat" in the gable allow for natural ventilation of the whole building. 2 roller doors with a 5.5 metre width and over 4 metres height give drive through access to the warehouse.

Other improvements include well constructed sheds, a 6 car cantilevered carport, concrete wash bay and extensive bitumen. The whole property has 1.8 metre high perimeter fencing.

Property Description

Lot 9171, Ciccone NT is an allotment with an area of 1.11 Ha or 11,100 sqm. The allotment is perfectly rectangular with front and rear boundaries of 59.365 metres and side boundaries of 187.25 metres.

Location

15 Price Street is situated in a popular light industrial area. The busy Elder Street Precinct has an array of industrial and trade suppliers, wholesalers and retailers. In addition there is a heavy concentration of industrial engineers and repairers. A large, long established furniture retailer is located across the road from the subject property. A number of sizeable organisations have offices within 800 metres of the subject property.

The Opportunity

This is a rare opportunity. The property is the largest under-developed parcel of land in the Elder Street

 11,100 sqm

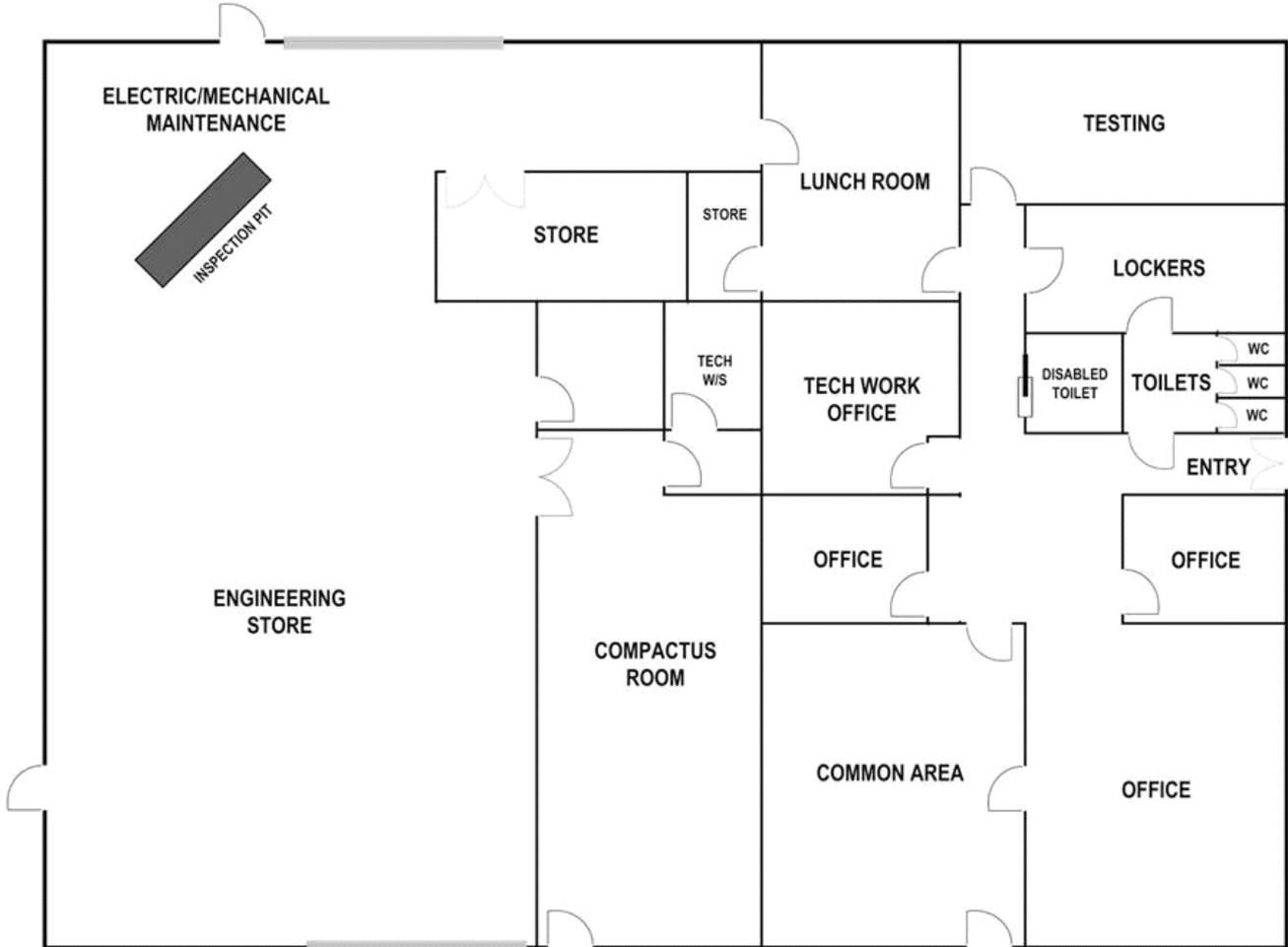
\$2,150,000 + GST

ID# 41010153346

Open for Inspection
By Appointment



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Indicative Only - May not be to scale