

FOR SALE BY PRIVATE TREATY



PROPERTY REPORT

30 Fallon Street, Thurgoona NSW 2640

The Report is to review the market value of the property in a willing but not anxious market.

Offered for sale 30 Fallon Street, Thurgoona is an excellent industrial property with concrete hard-stand that is ideal for an owner occupier or investor.

This site is in the popular Airside North Industrial precinct with national and local business neighbours. The property is ideal for transport and distribution as Fallon Street is a designated B-Double access route to the Hume Freeway Bypass.

Being offered for Sale by Private Treaty this property offers a secure asset, considered to be a “future proof” investment.

Property Information:

30 Fallon Street is developed with a colorbond clad, portal frame building with a spring height of approximately 6.5 metres and an area of 1,170m². Access is via roller shutters doors [5m x 5m] at either end or side of the building. An office and amenities area of approximately 200m² are contained at the front of the premises. At the eastern side of the main building is covered car parking.

The building services includes 3 phase power distributed in the warehouse, Solar Power [roof top], Internal security surveyance, staff amenities, office accommodation, Board / Meeting room, plus display / reception area. Site is securely fenced with black chain wire fencing and double gates.

Extensive reinforced concrete hardstand covers most of the site providing ideal facility for heavy duty transport.

The property is identified as Lot 7 on DP 1123667 with an area of 4,536.56 m².

Planning Zone

Zoning under the Albury LEP Planning Scheme is Employment 4, Industrial.

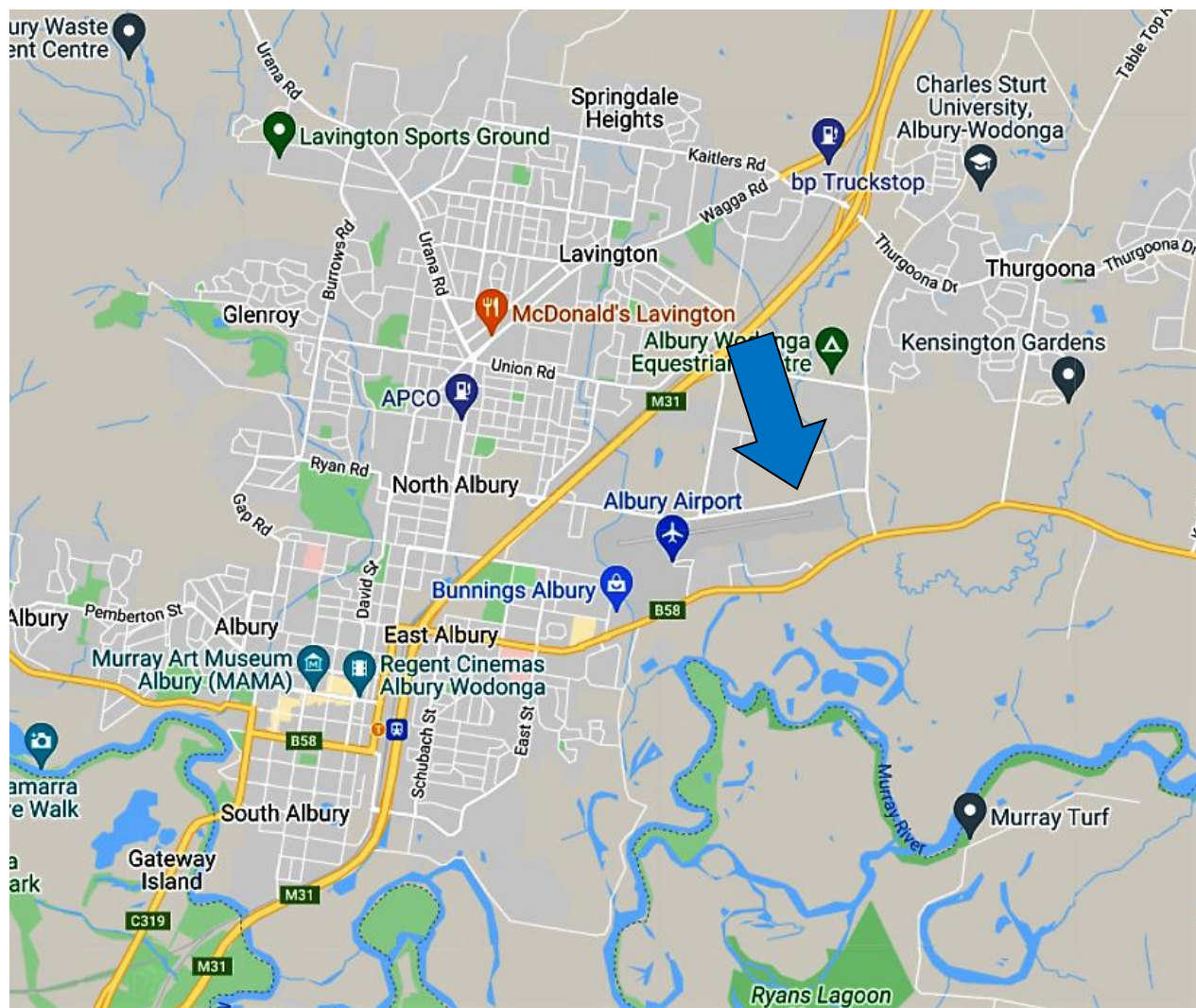


Warehouse / Factory – 1,170m².



Reception / Display area.

Location – Thurgoona NSW



Robert Stevens Commercial

Robert Stevens the principal of Robert Stevens COMMERCIAL Real Estate [RSCRE] has been operating in the Albury Wodonga region for the past fifteen years as an independent agent.

RSCRE is located at Thurgoona Plaza, 10 Shuter Avenue, Thurgoona NSW and works to achieve the highest and best outcome for clients.

Robert Stevens is Licensed Real Estate Agent in NSW [1075996] and Victoria [065770L] and qualified as a Land Economist with the Australian Institute of Valuers and Land Economists in March 1994 Certificate #559.

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Market

The joint property is offered to the market at \$3,000,000.00 subject to the special conditions that will be outlined in a Contract for Sale. GST is applicable to the sale.

The current Owner is offering the property with vacant possession on reasonable terms and conditions with 10% deposit and settlement 60 to 90 days from the exchange of Contract for Sale.

Conclusion

Future proof investment opportunities in Albury Wodonga are being sought due to interest in the growth in regional precincts.

Robert Stevens COMMERCIAL

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Disclaimer –

This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way. All measurements have been supplied by Property Owner or sourced from public information available.

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