
**11&15 Catherine Cres
Lavington NSW**

INDUSTRIAL PRECINCT –

- **FOR SALE**
- **BUSINESS & FREEHOLD**
- **PRIVATE TREATY**



ROBERT STEVENS
COMMERCIAL REAL ESTATE

<https://www.rscre.com.au/>

Property Information

11-15 Catherine Crescent Lavington is an industrial property located in the popular and developed Dallinger Industrial Estate precinct.

Synopsis

The property is Owner Occupied for Kybren Home and Leisure Units for the construction of mobile residential units.

This report is to review the market value of the business & property in a willing but not anxious market and provide an Information Memorandum for marketing the business & property for sale by Private Treaty.

Title Particulars

Site comprises two adjoining titles at 11 & 15 Catherine Crescent Lavington.

11 Catherine Crescent

Land contains an area of approximately 6490m². It is identified as Lot 1 on Deposited Plan 847519, City of Albury.

Land is irregular in shape. The site has a frontage of approximately 50 metres and a depth of approximately 142 metres. The allotment slopes to the south and contained by security fencing.

Planning zoning under the City of Albury LEP 2010 is General Industrial.



15 Catherine Crescent

Land contains an area of approximately 8008m². It is identified as Lot 1 on Deposited Plan 1038869, City of Albury.

Development

Situated on 11 Catherine Crescent is two portal frame metal clad buildings. The main building is approximately 560m² GBA with two side access doors. The spring height is approximately 5 metres with a mezzanine office and ground floor showroom of approximately 60 m² on each level.

A concrete floor and three phase power are installed to the building.

The second building is approximately 350m² with a small brick office attached at the front. Balance of the building is used as a garage and warehouse for RAM First Aid.

Rear section of approximately 130m² is a metal and timber fabrication area for product construction.

Location

11&15 Catherine Crescent Lavington is located in the popular Dallinger Industrial Estate adjacent to Wagga Road and the Travelstop Way precinct with convenient access to the Hume Freeway both north and south.

Surrounding properties are industrial properties generally of a high quality and close to amenities.

Services:

Services to the site include, Town Water, Sewer, Drainage, Electrical power, Natural Gas and Telecommunications.

The site is adjoined to an electrical power easement. Planning zoning under the City of Albury LEP 2010 is General Industrial.

Map:



Business

Kybren Pty Ltd - ABN 12 007 306 381 is a construction company specialising in the design and construction of transportable buildings.

Products are deigned and constructed to tender or specification and supplied generally in a radius of 600 km from the site. The business is self-contained including building transporting vehicles plus plant and equipment.

A Financial Report and plant and Equipment schedule are available upon completion of a Confidentiality Agreement.

Market

Sales and property information for the precinct indicates that the area is generally well held with only a small number of properties entering the market or changing registered proprietors.

Robert Stevens COMMERCIAL Real Estate is offering the business and freehold property as a going concern at a Vendors asking price of \$1,800.00.00 in willing but not anxious market.

The following information is offered:

Particulars	Area m2	Price	M2
11 Catherine Crescent			
Land	6490	\$490,000.00	
Main Building			560
Mezzanine			60
Shed- Garage			140
Car Port			200
Hard stand			1556
15 Catherine Crescent	8008		
Vacant Land		\$650,800.00	

Combined Gross Building Area [GBA] is 820 m² at estimated average rent value in the order of \$60.00 per annum plus outgoings. Based on this the net rent value of the property including vacant land would be in the order of \$94,250.00.

Conclusion

11&15 Catherine Crescent Lavington is a property offering an opportunity for further development or alternately suitable for an owner occupier.

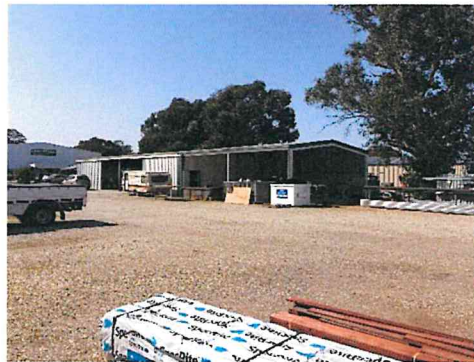
Robert Stevens COMMERCIAL

Robert Stevens

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 publicly available information.



C:\Users\Robert Stevens\Documents\COMMERCIAL REAL ESTATE\APPRAISAL\APPRAISALS\Catherine Cres 11&15 Lavington - Peter Predergast\Report IM V1 18-09-2020.docx

Plant and Equipment



Low Loader



Ford Transit – support vehicle



Warning Vehicle





Compressor



Level 1 - office



Digger



Crane