

83-85 Churchill St, Childers, QLD 4660

SUBMIT ALL OFFERS

Warehouse



RARE INVESTMENT OPPORTUNITY ? MAIN ROAD OF CHILDERS

Located in the heart of the Childers CBD this is an opportunity not to be missed.

\$55,823.28 including GST tenanted by ?Constructions Sciences? until January 2025.

Situated with main road exposure on 2 adjacent lots comprising of 1414m².

* Lot 9 - 847m²

* Lot 2 - 567m²

+ Large Workshop & Office - 235sqm

+ Detached High Clearance Open Workshop - 114sqm

+ Car Parking ? 3 (unmarked)

+ Site Utilisation 25%

GROSS LETTABLE AREA ? 349sqm

ZONING ? District Centre

RATES ? Approximately \$2500/Half

INSURANCE - \$1760/Year

Building Construction:-

* Floor: Concrete

* Walls : Masonry Block & Colorbond Construction ? Recently Re-Sheeted

* Frame : Timber

* Windows: Aluminum framed and glass louvres

* Roof: Steel

Churchill Street is main entry/exit carriageway into Childers forming part of the Bruce Highway and as such traffic volumes can be described as heavy and a constant nature throughout the day. Property benefits from excellent traffic exposure.

It is unlikely to see a building in this area at this good of value again. For more information on this outstanding opportunity call Exclusive Marketing Agency

Listed By

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Open for Inspection

By Appointment.

