

32 Uralla Rd, Port Macquarie, NSW 2444

\$1,200,000 - \$1,250,000

Warehouse



LARGE WAREHOUSE PERFECT FOR OWN USE/INVESTMENT

Almost centrally located in the Port Macquarie Commercial/industrial hub this 1,126sqm lot with a large warehouse now awaits a new owner. We won't say as 'scarce as hen's teeth' BUT these types of buildings are hard to come by given very limited stock having been for sale.

The building is constructed of double brick and sheet metal, has 3 phase power, new lighting, grease trap, 2 toilets, one with a shower, mezzanine in the front unit and is approx. 518sqm under roof.

Port Macquarie's population growth is expected to reach 60,000 over the next 4 years. What does that mean?? It means we will continue to be in short supply of commercial property, warehouses, units for small business businesses to be established and with the commercial/industrial hub built out will put pressure on price when a property does come up for sale so now is your time to get in secure for the long term and acquire this prime piece of real estate.

Zoning is : E4

No GST applicable as vendor is not registered.

For further details contact Greg on 0411 440707

Rates - \$4,350pa

Open for Inspection

By Appointment.

Listed By

Greg Laws

Phone: (02) 6583 3044

Mobile: 0411 440 707

