



5/14 Helen Street, Clinton

FOR SALE - INDUSTRIAL SHED - CALLEMONDAH - AVAILABLE NOW

LJ Hooker Gladstone is pleased to offer 5/14 Helen Street, Callemondah, QLD 4680 to the market For Sale.

Well positioned in Gladstone's main industrial estate, Callemondah. This property is surrounded by a range of established industrial businesses and is conveniently located near the Gladstone Airport with easy access to major highways.

Property Features:

- 265m² floor area + 40m² mezzanine
- 3-phase power
- High roller door access
- Open floor space with flexibility to customise and fit out to suit your business
- High bay lighting
- Private amenities including kitchenette and toilet, plus access to shared disability amenities
- Alarm system in place

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

FOR SALE
\$550,000

BUILDING AREA
265sqm

AGENTS

Tamara Smits
0467 378 562
tsmits.gladstone@ljhooker.com.au

AGENCY

LJ Hooker Gladstone
(07) 4972 2800



- Modern tilt-panel construction
- Onsite parking available
- Available now

The property is currently vacant and available for immediate acquisition.

Outgoings:

- Council Rates: \$3,732.16 p.a. (\$3,429.87 discounted)
- Strata Levies: \$3,981.25 half-yearly

For further information or to arrange an inspection, please contact the exclusive agent:

Tamara Smits
 0467 678 562
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MORE DETAILS

Property ID	51J1V
Property Type	Industrial/Warehouse
	2
Building Area	265 m2

Tamara Smits 0467 378 562

Tamara Smits â€“ Managing Principal, Commercial & Residential Sales Agent | tsmits.gladstone@ljhooker.com.au

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