



## Mourilyan Harbour, L14 Borton Street

### COMMERCIAL SHED OPPORTUNITY

Sitting on an approx. 1,004m<sup>2</sup> block of land, this commercially zoned shed could be the perfect place to set up your business. Ideally located roughly 650 metres from the Mourilyan Harbour Boat Ramp and roughly 17 kilometres from Innisfail.

The owner has built a great sized shed roughly 20m x 6m with five storage bays and a built in section which could be perfect for an office area or potentially live in (subject to council approval). The built in area features a kitchen, laundry and bathroom with separate toilet. There is an open plan room as you walk in which could be utilized as an office/reception area with an adjoining a private room.

There are solar panels installed on the shed roof as well as an attached carport off the office area. A creek runs along one boundary of the property.

Contact the friendly sales team at LJ Hooker Tully to arrange an inspection.

**For Sale**  
\$225,000

**Building Area**  
140sqm

**Contact**  
**Hercules Argyros**  
0458 681 007  
herc@ljhtully.com.au



**LJ Hooker Tully**  
**(07) 4068 1100**

**Disclaimer:** 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.



## More About this Property

<b>Property ID</b>	DTHGYA
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	140 m2
<b>Land Area</b>	1004 m2

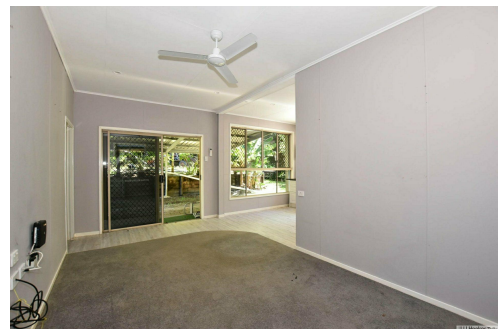
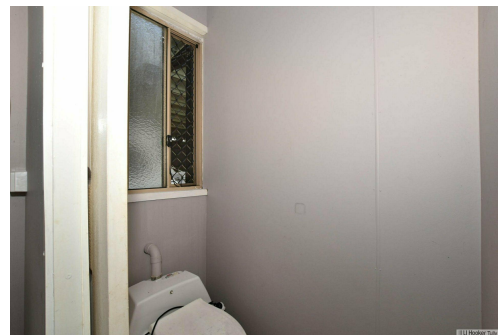
**Hercules Argyros 0458 681 007**

Principal - Sales Consultant | [herc@ljhtully.com.au](mailto:herc@ljhtully.com.au)

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