



Queanbeyan East, 22 Silva Avenue

Prime Industrial Property

LJ Hooker Queanbeyan | Jerrabomberra | Googong are proud to be appointed exclusive marketing agents for this quality property at 22 Silva Avenue.

Secure this very rare opportunity to own a property ideally suited for trucking yard, transport depot, building supplies, heavy machinery, landscaping material supplies or similar industries.

Ideally located just off Yass Road, a major arterial road in Queanbeyan East industrial area, and only approximately 10 minutes from the Canberra Airport.

Large level site comprising 3,801m² in area, fully fenced, regular shape and all fully concreted for storage or parking with very easy truck access.

Erected on site is a steel and metal warehouse comprising 719m² in area, good height



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.

For Sale

\$4,250,000 + GST

Building Area

1,215sqm

Contact

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02 6297 3333**

clearance, clear span and high electric roller door.

Adjacent is a high steel and metal "awning"/undercover area of 496m² ideal for trucks with good access, manouverability and drive though access.

In front of the warehouse is a detached site office with air conditioning and a besser block toilet/bathroom facility.

Features:

- E4 General Industrial zoning
- Level site with land size 3,801m²
- Fully fenced
- All concreted yard
- Easy truck access
- Metal warehouse 719m² in area
- Adjacent high clearance "awning"/undercover area comprising 496m²
- Detached office and bathroom facilities
- High electric roller door
- Clear span
- 3 phase power
- Genuine vendors

Auction on site, Friday 14th June 2024 at 12 noon

(Vendors reserve the right to accept offers prior to auction)

More About this Property

Property ID	C00HXS
Property Type	Industrial/Warehouse
Building Area	1215 m ²
Land Area	3801 m ²

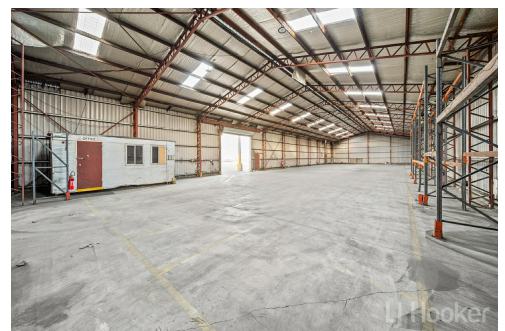
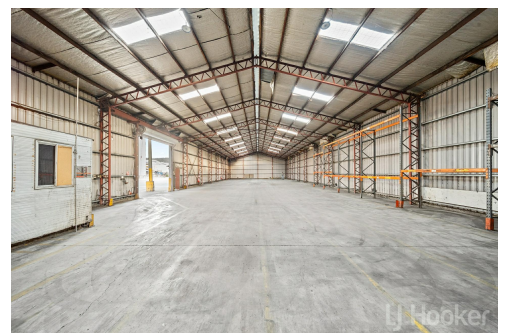
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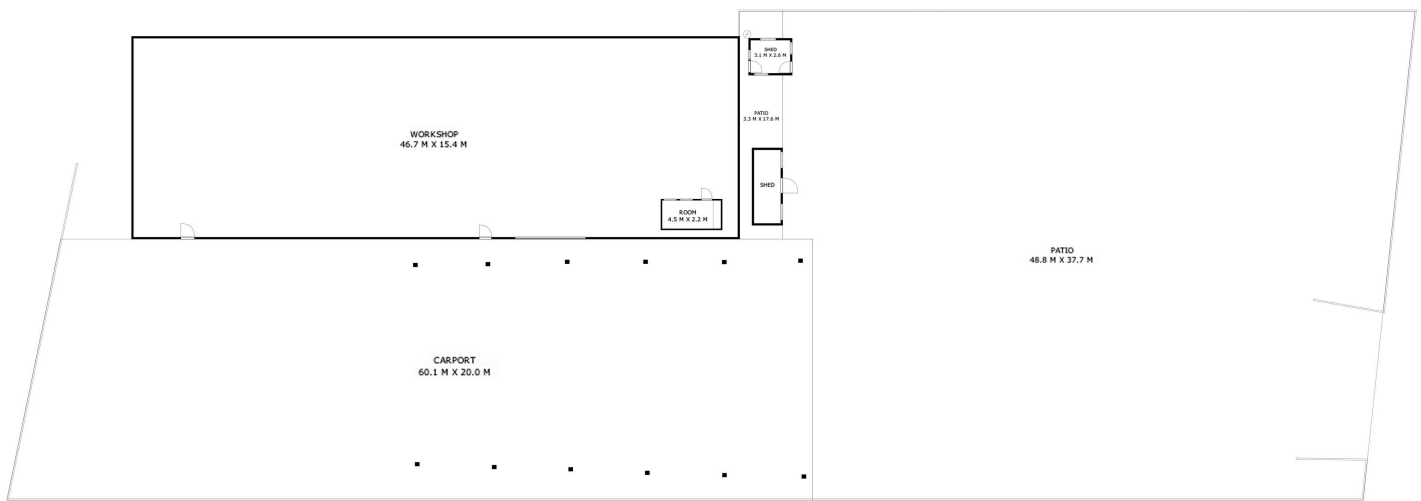
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

aperture
media house