



Queanbeyan West, 33 Bedford Street

Quality Warehouse in Prime Industrial Location

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 33 Bedford Street.

This well-positioned industrial warehouse offers a fantastic investment opportunity in the sought-after West Queanbeyan industrial area.

Located just 10 minutes from Fyshwick, and featuring well-equipped, versatile spaces with excellent amenities.

- Fully fenced 743m² level site.
- Metal constructed warehouse with approx. 228m² over 2 levels.
- Ground floor consists of spacious workshop and storage area, kitchen and bathroom facilities, separate office, reception and meeting room area as well as air conditioning.
- Second floor is comprised of 4 separate office spaces, large workstation area and 4 split



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
\$1,050,000 No GST Applicable

Building Area
228sqm

Contact
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02 6297 3333

system air conditioning units.

- Concrete drive way with full-length access to the rear yard.
- Ample parking space with the potential for warehouse expansion.
- 2 shipping containers included for additional workshop or storage space.
- 10.36 kW PV solar system with a 9.8 kWh battery.

Currently tenanted with long term occupants with a 3 year lease from 01/04/2022 with further 3 year option. Current annual rental income \$53,280 including GST plus outgoings and including CPI annual adjustments.

This property is a smart investment choice, offering immediate rental income and the potential for future growth.

Contact us today to arrange an inspection or to learn more about this opportunity.

More About this Property

Property ID	C6XHXS
Property Type	Industrial/Warehouse
Building Area	228 m ²
Land Area	743 m ²

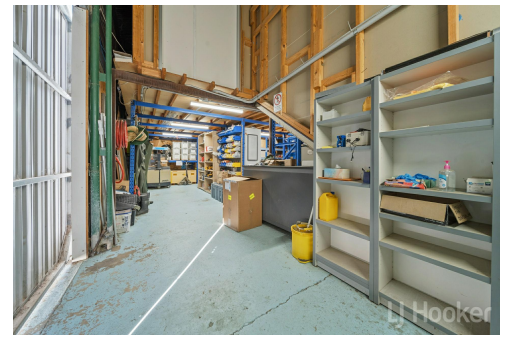
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20 Monaro Street, QUEANBEYAN NSW 2620

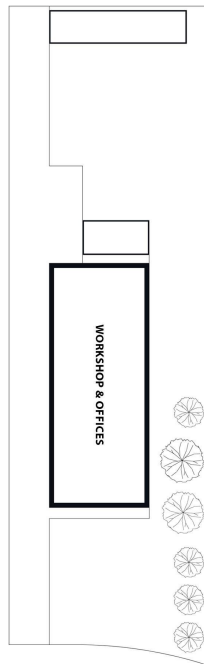
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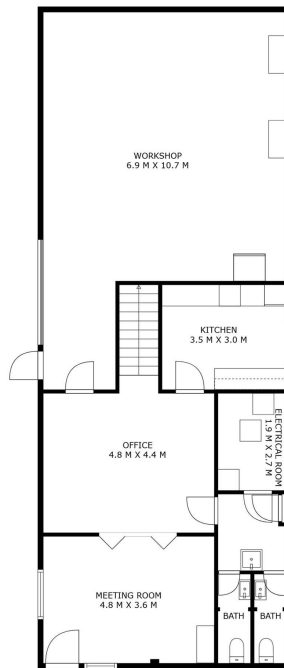
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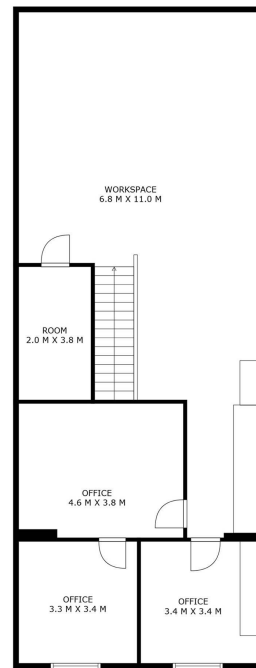
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SITE PLAN



FLOOR 1



FLOOR 2

FLOOR PLAN

33 Bedford Street, Queanbeyan West



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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.

