

# FOR SALE

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19 MACROSSAN STREET, CHILDERS, QLD, 4660



## SECURE YOUR NEXT LOW MAINTIENCE INDUSTRIAL INVESTMENT

Welcome to Childers, a charming town in the Wide Bay-Burnett region of Queensland, Australia. Nestled in a picturesque rural setting, this picturesque destination is the perfect spot for anyone looking to start a business or expand into an existing low maintenance location.

This industrial property is located 1 street back from the Bruce Highway in the heart of Childers, surrounded by local shops and business's and local schools. This property has easy access to the front and side.

### Special Features Include -

- Low maintenance flood free 604sqm block
- Spacious 250m2 Commercially Zoned shed
- Shed Dimensions approx - 25m x 10m x 5m
- Front main roller door measures - 3m wide x 4.5m in height
- Further roller doors measures - 2.3m wide x 2m & 2.8m in height
- Single power throughout / 3 Phase at front of block
- Solid besser block construction with glass sliding doors throughout
- Room at the rear for 20FT storage container
- Disabled toilet amenity, potential to construct a shower in there also
- Vacant Possession & ready to go
- Rental Appraisal - \$450 per week
- Rates per annum approx - \$3500

**PRICE:**  
\$350,000 Neg

**OPEN FOR INSPECTION:**  
N/A

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