



FOR SALE

"PRICE REDUCTION" ENQUIRE NOW - OFFICE WAREHOUSE CLOSE TO CAIRNS CBD

Lot 12 comprises of 286m²* warehouse and 20m²* air-conditioned office.

The large warehouse space is divided into an open plan area plus a 66m²* internal facilities room are fully air conditioned, the area includes a quality bathroom. This 66m²* would also be suitable for additional offices or storage.

The neatly presented 20m²* air-conditioned office has separate entry at the front of the premises.

The warehouse access is via two (2) electric 3m high roller doors. Both the office and rear facilities room have mezzanine floors over same which is currently used for storage.

The Internal roof height is 4.1m at its highest, with an average of 4 metres. Body Corporate have allocated funds and are replacing the roof in the complex. Lot 12 is due to commence in the near future. Lot 12 has approval from the Body Corporate to increase the height of the roof line and remove internal steel columns.

The Strata Unit complex consists of a low level 17 Unit Strata Title Complex. Construction consists of concrete foundations with concrete slab flooring, masonry block walls, metal deck roof with steel framing.

Located approximately 5 kms to the Cairns CBD, 2kms to Cairns City Port and in close proximity to the Southern Access By Pass Road and all major vehicle arterial routes.

Lease Back Details

The sellers wish to lease back the building for a period of 2 years from the Sale Settlement date at a rental \$51,425 + GST pa. Their current business operation is a shared space between a sculpture/designer and a builder (wife/husband).

Property Type - Strata Titled Commercial Mixed Use Complex

RPD - Lots 12 on BUP 70977

Lot Area - 306m²

Zoning - Medium Impact Industrial

Outgoings - Council Rates \$3000 pa approx

0 BED | 0 BATH | 0 CAR

PRICE:

Office Warehouse close to Cairns CBD

OPEN FOR INSPECTION:

N/A



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