



FOR SALE

HIGH PROFILE BUSINESS AND LOCATION

This heavy vehicle workshop is situated on a heavy industrial allotment of 3,289m2 in the township of, Emerald, Central Queensland.

The yard is fully fenced and has 3 entrances, which offers great access for heavy vehicles, approximately 150mm of crusher dust covers the yard making it firm in wet and dry conditions, it is an all weather yard.

A recently add office building consists of a large admin/customers service area, a second open office area, two fully enclosed offices, lunch room and amenities, is a great addition to this business. This is a large modern office space that is fully airconditioned.

The 63 x 12 x 4.8-meter workshop has 4 fully enclosed work bays and 2 open bays. A 20 tonne Levanta truck hoist occupies one open bay. The 6th bay is open both ends to allow long vehicles to drive through eg: road trains. At one end of bay 4 there is a council approved bunded washdown area. The contaminated water from this bay is piped to a 2000 litre underground tank, processed through a separator then enters the town drainage.

Beside the washdown bay is a 6 x 6 meter shed, half of this shed has storage for waste oil, bulk oil drums and 2 parts washers. The other half stores a "AC" 100 tonne press, a lathe, drill press and welding equipment.

2 - 10 ft x 8ft shipping containers reside outside the welding and press room (stores bulk oils and coolant). Above the office is a mezzanine floor which houses cupboards of truck service manuals, air hose and general stored goods.

A 6 x 9m2 new shed is located to the front of the workshop, it's primary use is to store spare parts.

The yard contains 3 - 20-foot shipping containers which house specialized tools and some spare parts. There is a 45CFM pilot air compress as well.

Additionally the workshop also offers a 2008 Toyota Land Cruiser which includes toolboxes and tools for breakdown purposes and a 2012 Mitsubishi Triton tray back vehicle.

Other assets are a 2007 Komatsu 2.5 tonne forklift, 1994 FH12 volvo Prime mover, fiat 1000 tractor.

Specialized tools for Volvo and Mack trucks, and numerous other tools for this type of business.

The Vendor is looking to sell this very successful and much needed Business for the local community as a going concern.

For more information or to discuss options in the sale of this very well laid out business and property, please do not hesitate to contact the listing agent.

0 BED | 0 BATH | 0 CAR

PRICE:

\$1,400,000

OPEN FOR INSPECTION:

N/A



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