



## 133 Emperor Street, TIN CAN BAY, QLD 4580

### LIGHT INDUSTRIAL OPPORTUNITY READY TO GO!!

Let me draw your attention to a rare and compelling opportunity to acquire a prime industrial property that could be ideal for your business operations or as a strategic investment.

This substantial property features a large shed, approximately 20 meters x 13 meters, situated on a generous 1174m<sup>2</sup> allotment. The land is specifically ZONED Light Industrial, providing significant potential for various industrial uses.

Key features of this exceptional property include:

- \* Equipped with 3 Phase Power, Council Water, and Sewer connections.
- \* The shed includes a convenient Toilet and Shower, as well as an Office and/or Lunch Room, enhancing functionality for your operations.
- \* A valuable Swing Arm Gantry is installed inside the shed, offering practical utility for various tasks.

**TYPE:** For Sale

**INTERNET ID:** 22P1625

#### **SALE DETAILS**

**\$940,000**

#### **CONTACT DETAILS**

**Elders Real Estate Gympie**

153 Mary Street

Gympie, QLD

07 5482 6444

**Shellie Bennett**

#0414 632 960#

\* The property boasts a Concrete Driveway and Concrete Aprons.

\* The shed itself provides versatile access with:

\* 1 x Front roller door (approximately 4m wide x 3.7m high)

\* 2 x Side roller doors (approximately 3m wide x 3.7m high)

\* 3 x Personal access doors

This property represents a unique chance to secure a versatile and well-equipped industrial site. Given its features and zoning, it is perfectly suited for a wide range of industrial businesses or as a robust investment package.

Don't Delay - Call Shellie to arrange your private inspection today

- Land Area 1,174.00 square metre
- Commercial Type:
- Building Area: 260.00 square metres

