



1 Albany Highway, MOUNT BARKER, WA 6324

Central Business, Expansion, or Investment Opportunity

This must surely be one of the most recognised sites in Mount Barker, the home of Plantagenet Wines, being on Albany Highway and part of the town since the 1970's.

Elders are proud to introduce this prime location for sale to the market. The property formally known as 1 Albany Highway, Mount Barker offers 17,289sqm of prime real estate just as you enter the townsite. You will hardly find a better location on Albany Highway for your business, offering you just unbelievable exposure.

Consisting of two large sheds and ample land area to turn heavy vehicles around, or just have all the space available to park your vehicles and/or machinery.

The original shed was built in the 70's with several additions, this was home to the wine processing and cellar door. The second a much newer shed was purposely built for storage. This shed has insulated panels for temperature control to keep stock well preserved. Both buildings have large drive through skillions added to them, to help to ensure dry loading and offloading in all weather conditions.

The property offers the following:

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TYPE: For Sale

INTERNET ID: 300P38954

SALE DETAILS

\$1,700,000 + GST

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Simon Thomas
0407 380 365

- Approximately 17,289sqm of land zoned 'Service Commercial'
- Located on Albany Highway
- Dedicated entry and exit roads
- Approximately 3,764sqm of shed space + 453sqm skillions

Main building constructed 1970 with later additions - 2,369sqm

Colorbond/Iron construction, with various additions since original construction. This building houses the cellar door, of mud brick construction with lush lawns in front of it.

- 198 sqm - cellar door
- 738 sqm processing area
- Cellar door and processing area are leased at \$35,000pa for three years with 3-year option

Additional areas that could be leased:

- 475sqm - tank farm
- 958sqm - barrel store
- 283sqm - Storage Skillion

Storage Shed and Skillion

This shed was constructed about 15 years ago with high span doors, solid concrete floor and insulated panels as the walls. There is a large skillion to help with loading.

- 1,395sqm main shed, divided into 2 sections
- 170sqm skillion
- High doors to 4.2m, excellent vehicle access
- Lease potential

Whether you are looking something with an investment potential, or a place to move your business to this might just be the property for you. For your private inspection or more information please contact Simon Thomas on 0407 380 365.

- Land Area 1.73 hectares
- Commercial Type:
- Building Area: 4,222.00 square metres







