



6 Saleyards Road, Bingara



## LARGE BLOCK. GREAT SHED!

This industrial property offers a fantastic opportunity for those seeking ample space and functional facilities. The generous 2.12ha (5.2ac) block provides plenty of room for various commercial activities and is spread over 3 titles.

Large (20m x 12m) 3 bay shed is equipped with 4.3m high roller doors, single phase power with 32amp plugs. 2 bays have concrete floors, and the third bay has a dirt floor. Roller doors positioned at the front and rear of the third bay allow for easy drive-through access.

This shed also has an air conditioned office/reception area, kitchenette, bathroom and 2 loading ramps.

This level corner block is fully fenced with stockproof fencing, and already serviced with town water and sewer. There is also a 22,000L rainwater tank.

Located in a high traffic flow area with major road frontage, and positioned only 1.5km from the Bingara CBD.

This property offers ample opportunity for expansion and for future business developments given the location and zoning of the property.

Second hand machinery business available for purchase, contact Wally Duff for more information.

 2.12 ha

<b>Price</b>	\$440,000 Reduced
<b>Property Type</b>	Commercial
<b>Property ID</b>	970
<b>Land Area</b>	2.12 ha
<b>Warehouse Area</b>	240 m2

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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about the information provided. Interested parties must rely solely on their own enquiries.

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