

UNDER CONTRACT



## Warehouse 1, 3 Dewar St, Mission Beach



### Shed Envy !!

- \* Great central location
- \* Small complex of just 6 warehouses
- \* Front roller door and side sliding doors access
- \* Office and kitchenette

The Warehouses is located just off the main road as you come into Mission Beach and is surrounded by established businesses including Mitre 10, Tradelink, Mager Constructions, Cassowary Mechanical and several other smaller commercial operations.

Options are unlimited in this spacious 158m<sup>2</sup> floor plan which includes a separate front office or small show room. Access into workshop area is via a commercially rated roller door. There are also two sliding doors with side access.

Ceilings are insulated and there is a small kitchette area. On the site itself, there is ample parking for customers and male and female toilet facilities.

The property is currently leased with Mission Beach Screens and Blinds who have been there for the last nine years. The warehouse can be sold with vacant possession or with the tenant extending it's stay, where they are currently paying a monthly rent of \$1,000.

The rates are approximately \$4,600 pa and the strata fees are approximately \$4,600 pa.

Call Susie to arrange an inspection at your convenience.

2,000 m<sup>2</sup>

**Price** Offers Welcome . . .  
\$135k inc gst

**Property Type** Commercial

**Property ID** 2764

**Land Area** 2,000 m<sup>2</sup>

**Office Area** 158 m<sup>2</sup>

**Floor Area** 111 m<sup>2</sup>

### Agent Details

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### Office Details

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