

**46A Clement Street, Gloucester, NSW 2422**



**Sold Other**

Wednesday, 6 December 2023

46A Clement Street, Gloucester, NSW 2422

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 4**

**Type: Other**



Kristy Markham  
0408643328

**\$330,000**

\* Please Note: GST may apply if property is sold Vacant Possession Great opportunity to purchase an industrial property in Gloucester. Perfect site to run a small business or great set and forget investment property. Industrial Opportunity located minutes from Gloucester's town centre. Prominent street frontage & tar sealed access from Clement Street Gloucester. Services include town water, sewer, NBN internet & 3 phase power. Would make a great industrial investment property with an estimated rental appraisal of \$450 - \$480 per week. • 1078 sqm block • Large 18 m x 12 m shed with drive through doors at each end • Floor area approx. 210 m<sup>2</sup> • High clearance to allow for truck or caravan storage • Tar sealed street frontage • Circular driveway access around the exterior of the shed • Great storage solutions with mezzanine storage & floor to ceiling wall of pallet racking & work benches • Slow combustion wood fire • Kitchenette & bathroom facilities • Secure office space with r/c air-conditioning • Separate storage room or sleep station • Water and Electricity Connected, 3 phase power, • Located only a few minutes from Gloucester's Town Centre • Zoned IN1 - General Industrial Contact Kristy Markham on 0408643328 for more information or to arrange an inspection. \* Please Note: GST may apply if property is sold Vacant Possession Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.