

**19 Barry Street, Bungalow, QLD, 4870**

**RayWhite**

**Sold House**

Sunday, 10 November 2024

19 Barry Street, Bungalow, QLD, 4870

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## PREMIUM INDUSTRIAL OPPORTUNITY | FREEHOLD | VACANT POSSESSION

Offered to the market is this prime industrial shed strategically located in close proximity to major service routes, local port and all major amenities. Previously utilised as a depot for a large tourism group, this versatile property offers an exceptional opportunity for businesses seeking a convenient and accessible location combined with ample space and functionality, or for astute investors looking to capitalize on the strong yields in the affluent industrial market.

### MAIN OFFICE: 134m<sup>2</sup>

The office building encompasses five separate offices, two bathrooms, kitchen amenities, and a rear timber deck. Additional open-plan office space is available at the centre of the building equipped with multiple data points and server. Downstairs is enclosed with dual access, providing extra storage space.

### ANCILLARY IMPROVEMENTS: 88m<sup>2</sup>

The property boasts two attached commercial sheds with high clearance of steel frame and masonry block construction with a concrete slab foundation. Additionally, there's a large open-plan lean-to providing extra undercover storage. Ground improvements include Colourbond boundary fencing, concrete driveway and gravel storage area with great site coverage of approximately 50% allowing for storage of up to 20 vehicles.

Whether you're seeking a headquarters for your business, a workshop for manufacturing, or a storage facility for your inventory, this industrial shed offers the perfect blend of location, infrastructure, and versatility. Don't miss out on this exceptional opportunity to establish your presence in Cairns' thriving industrial landscape.

Contact us today to receive a full information memorandum or to arrange a private viewing.

### The Auction Event

This property is offered For Sale by Auction with Offers Carefully Considered Prior

When: Monday 22nd April 2024, starting from 5:00pm

Where: Pullmans Cairns International

<https://auctionslive.com/app/bidder-registration/xrNby>

Disclaimer: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained is gathered from sources we believe to be reliable. In preparation of this advertisement our best endeavours have been made to ensure the information contained is true and accurate. However, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers are encouraged to make their own enquiries to verify the information contained in this advertisement.