

FOR SALE

**5 Shearer Drive,
SEAFORD**

Perfect for the owner occupier



- Fully fenced, concreted and retained site area of approximately 2022 sqm², comprising clearspan warehouse of approximately 442 sqm², 4 metres at the eaves, two 5 metre wide roller doors of 3.6 & 3.9 metres approximately high.
- Internal office structure comprising three offices, disabled amenity with shower plus fully equipped lunchroom with built in oven.
- Additional colourbond office of approximately 90 sqm², internally clad with gyprock walls and ceilings, ducted reverse cycle air conditioning system, disabled bathroom amenity and kitchen/lunchroom, plus large reception area.
- Council approval to further develop a colourbond workshop/storage area of 90 sqm² approximately. Vendor may consider lease back option for one year.

\$575,000 Plus GST

HEAVILY REDUCED – PRICED TO SELL NOW

Enquiries: Jenny Howkins 0416 188 098

RLA 212733

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.