

INFORMATION
MEMORANDUM
FOR SALE

UNIT 3
66 HEFFERNAN ST
MITCHELL



UNIT 3, 66 HEFFERNAN ST MITCHELL

A RARE OFFERING SELDOM FOUND OF THIS QUALITY IN MITCHELL. A GRAND ENTRY LEVEL COMMERCIAL UNIT SUITABLE TO BOTH OWNER OCCUPIERS AND INVESTORS ALIKE.

THIS UNIT IS PART OF A 5 UNIT DEVELOPMENT BUILT IN 1995 WITH 6 ALLOCATED PARKING SPACES IN FRONT.

THE UNIT HAS AN APPROVED GFA OF 360SQM. IT'S CURRENT CONFIGURATION IS 255SQM OF GLA MADE UP OF 234SQM GROUND FLOOR AREA WITH AN EXTRA 21 SQM WALK UP MEZZANINE OFFICE AREA WITH SEPARATE ENTRY POINT.

THE UNIT IS FITTED WITH HIGH QUALITY SUSPENDED CEILING GRID, DUCTED AIR CONDITIONING AND KITCHEN AREA. THE UNIT IS CARPET AND PRESENTS WELL FOR ALL TYPES OF BUSINESS.

THE UNIT IS LOCATED WITHIN WALKING DISTANCE TO THE MITCHELL RETAIL CENTRE.

POTENTIAL GROSS INCOME IS \$51,000 PLUS GST

THE UNIT WILL BE SOLD VACANT WITH AN ASKING PRICE OF \$495,000 PLUS GST.



UNIT 3, 66 HEFFERNAN ST MITCHELL



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EXECUTIVE SUMMARY

PROPERTY:	UNIT 3, 66 HEFFERNAN ST MITCHELL ACT BLOCK 38 SECTION 7 DIVISION MITCHELL UNIT 3 OF UNITS PLAN No: 1287		
LOCATION:	CENTRALLY LOCATED IN THE HEART OF MITCHELL ADJACENT TO THE MITCHELL RETAIL CENTRE		
SITE AREA:	234sqm		
DESCRIPTION:	BUILT IN 1995 OF BRICK CONSTRUCTION AND PART OF A 5 UNIT DEVELOPMENT. THE UNIT IS CARPETED WITH SUSPENDED CEILINGS AND DUCTED AIR CONDITIONING, ADDITIONAL AREA INCLUDES A MEZZANINE OFFICE SPACE WITH SEPARATE ENTRY.		
PARKING:	6 ALLOCATED IMMEDIATELY IN FRONT		
ZONING:	IZ2 (INDUSTRIAL MIXED USE)		
OUTGOINGS:	RATES 2018/2019	\$7,229.94	
	WATER & SEWERAGE	\$ 600.00*	
	INSURANCE	\$1,249.00*	
	BODY CORPORATE	\$ 0.00	
	TOTAL OUTGOINGS	\$9,078.94*	
LEASE:	SOLD WITH VACANT POSSESSION		
ESTIMATED GROSS INCOME:	\$51,000.00P.A.*		
METHOD OF SALE:	BY PRIVATE TREATY AS VACANT POSSESSION		

APPROX. *

SITE PLAN

FORM 3

REAL PROPERTY (UNIT TITLES) ACT 1970 SHEET No. 4 OF 13 SHEETS

UNITS PLAN No 1287

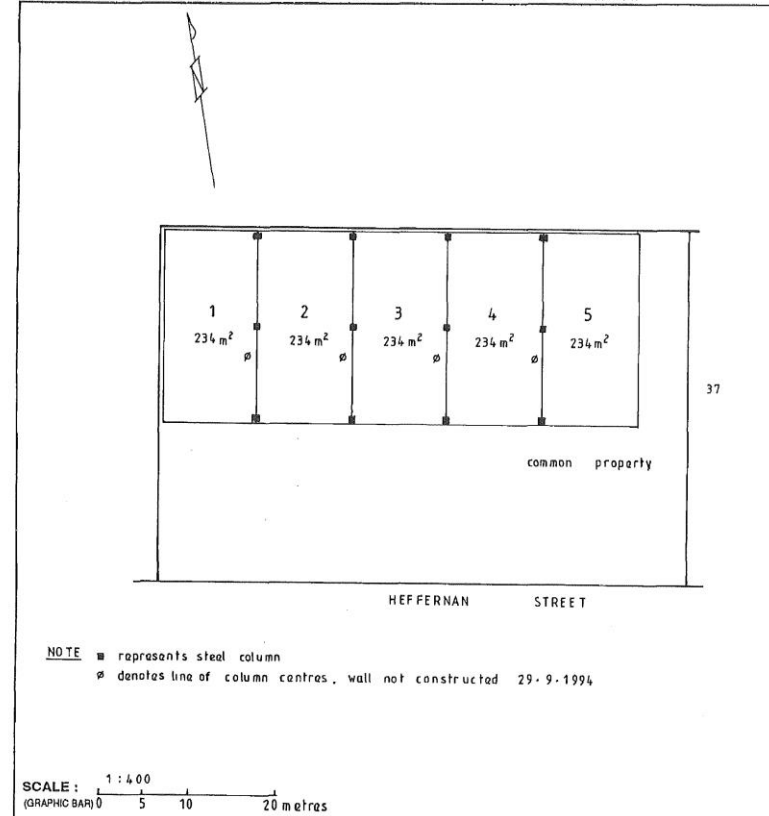
1. LAND

DISTRICT/DIVISION	SECTION	BLOCK
MITCHELL	7	38

GROUND

2. FLOOR NUMBER -

3. FLOOR PLAN (Please indicate class of Unit ie. Class "A" or Class "B") CLASS A UNITS



3. EXECUTION

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MAP



CONTACT



FOR ALL SALES ENQUIRIES PLEASE CALL THE SELLING AGENT. DETAILS BELOW:

SELLING AGENCY: **ALPHA COMMERCIAL PROPERTY**
LICENCE No: 1840 1844

SELLING AGENT: **CHRIS DRAKAKIS**
LICENCE No: 1840 1445

PHONE: **0417 438 931**

EMAIL: [**CHRIS@ALPHACBR.COM.AU**](mailto:CHRIS@ALPHACBR.COM.AU)



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