



## CBD Primary Commercial Land with damage multi...

- 870\*sqm
- Corner Position
- Ipswich City Fringe position
- Fire damaged dwelling on site
- Can be repaired or land cleared for a commercial development
- Previous return of \$35,620 PA as 3 residential flats

This property was damaged by fire in August 2015, it has been cleaned and cleared internally leaving an empty shell (2 x kitchens are still fully intact), which is ready for repair or to have the land cleared for redevelopment of commercial premises. The current owners have no skills in these areas so are not interested in repairing or redeveloping the land.

The site is priced to sell for the current land value alone and the vendors are motivated. This is a great opportunity for a builder or investor to repair the dwelling and put it back on the rental market or someone looking for CBD land for development purposes at a very reasonable price. The rent return pre fire was consistent these flats were rarely without tenants with 2 of the 3 tenants having been in the flats for many years. Vacancy periods were very short as the land was highly sort after.

The land is zoned as PC - CBD Primary Commercial Land so redevelopment of the site for commercial purposes is an ideal option either now or in the future.

Call to book an inspection  
\$290,000 Negotiable

5 3 3 870 m2

<b>Price</b>	SOLD for \$270,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	935
<b>Land Area</b>	870 m2
<b>Floor Area</b>	1 m2

### Agent Details

Bronwyn Handley - 0421 926 276

### Office Details

Ipswich  
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