

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

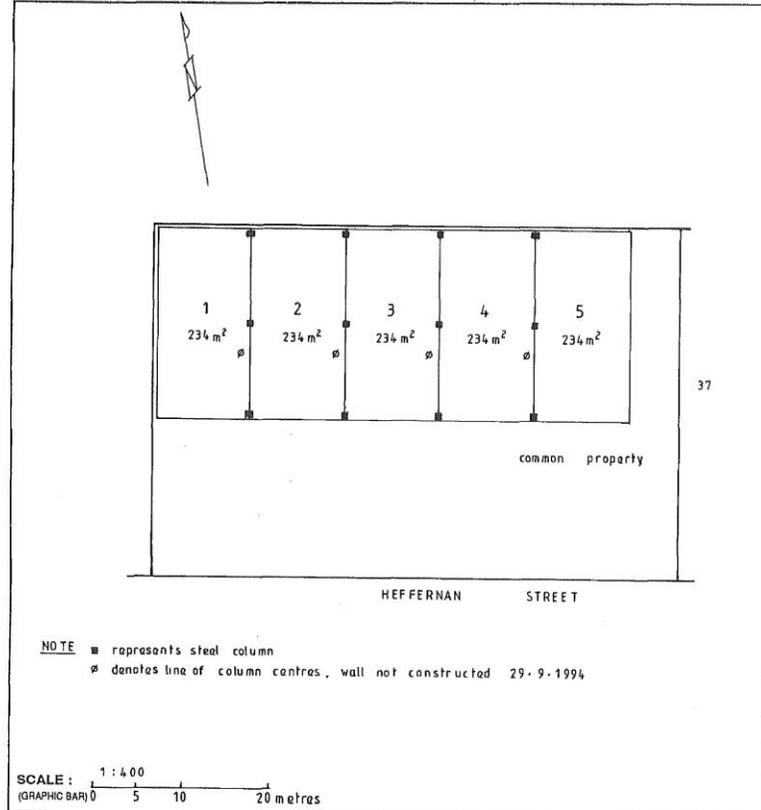
1. LAND

DISTRICT/DIVISION	SECTION	BLOCK
MITCHELL	7	38

GROUND

2. FLOOR NUMBER -

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



NOTE ■ represents steel column
∅ denotes line of column centres, wall not constructed 29.9.1994

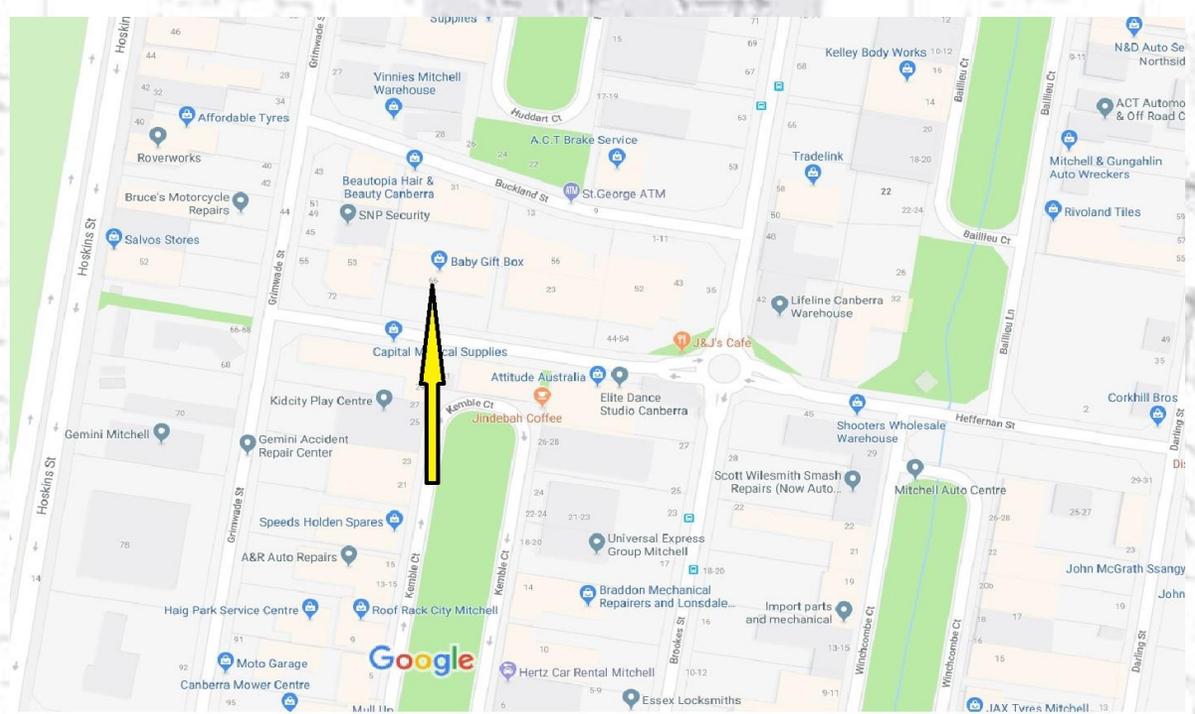
SCALE: 1:400
(GRAPHIC BAR) 0 5 10 20 metres

3. EXECUTION

Applicant: [Signature]

STUART COLLINS
Delegate of the Registrar

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



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