



**55 Bencubbin Avenue
Coleambally NSW**

FOR SALE



Substantial Commercial / Industrial Site – Development Opportunity

Land Area: 12,200m² (approx.)

Improvements: Air-conditioned site office with separate amenities block

Other: Approx. 7000m² compacted gravel hardstand, town water, power, fenced, 2 x 6m shipping containers available by negotiation.

Massive 1.22HA site in the main industrial thoroughfare of Coleambally township – join other established and successful local and national businesses on Bencubbin Avenue.

Previously used for retail supply of irrigation structures, the property consists of approx. 7000m² of compacted gravel hardstand and a site office with amenities. Purchasers can opt to construct large or multiple sheds or take advantage of the large, flat, open space for a multitude of possible uses including transport, storage, retail, industrial or agricultural commodities trading.

This large versatile site is offered for genuine sale by the retiring vendors and your inspection is encouraged.

FOR SALE: By Private Treaty
PRICE: On Application
INSPECT: By Appointment

