



**39-41 Poseidon Rd, Corowa**



## COMMERCIAL FACTORY 728m2 & LAND 2025m2

With a Factory size of 14m by 52m (728m2) and on a block of land of 2025m2, with ample room for entry/exit through the 3 sliding doors this evaporative air-conditioned factory and the separate office/administration center is ripe for those seeking a quality premises for their business or the savvy investor seeking a sound return on an investment. A significant extension to the Factory and internal modernization has occurred since the vendors have occupied the property. The vendors wish to Lease back for 12 months and will pay a consideration return to the purchaser for this period. Further details of this are available, as well as an Information Memorandum from Brian. For a private and time friendly inspection please contact Brian on 0427 931102.

**Disclaimer:** All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

6 2,025 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	2166
<b>Category</b>	Industrial/Warehouse
<b>Land Area</b>	2,025 m2

### Agent Details

Brian O'Shea - 0427 931 102

### Office Details

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**Paull & Scollard**

**Nutrien**  
Ag Solutions