



**38 Hoffman Road, Thurgoona**

## EXCELLENT DEVELOPMENT OPPORTUNITY

Close to Albury Airport and the freeway linking Capital cities, we offer 3,035m<sup>2</sup> of industrial land ready for development. A three shed development has an approved construction certificate with provisions for fifteen car spaces. Construction and landscaping plans are available with the purchase.

Area - 3,035m<sup>2</sup> approx.

Approved plans for 3 industrial sheds measuring 23m x 12.7m

Site cut has been prepared

Or develop your own shedding to suit your trade or purpose

For further information please contact Corey Finlay 0422 719 736 or Scott Mann 0403 014 249

\*property offered in conjunction with SellBuyRent

*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.*

### Price

\$169,000 plus GST if applicable

### Property Type

Commercial

### Property ID

96

**Land Area** 3,035 m2

## AGENT DETAILS

Corey Finlay - 0422 719 736

Scott Mann - 0403 014 249

## OFFICE DETAILS

AW Commercial Real Estate  
0403 014 249