



24 Wallader Road, Imbil



## COMMERCIAL LAND IN THE INDUSTRIAL ESTATE

This 2,095m<sup>2</sup> block is located in the Imbil industrial estate on the outskirts of the Imbil village, at the end of a cul-de-sac street.

This block has been neatly landscaped along the top side with retainer walls & garden beds, is connected to town water via 6 taps with industrial pressure and has a concrete driveway at either end allowing for drive through vehicle access.

There is a double garage sized open shed with concrete floor, 2.4m x 9.5m office building with access doors at either end and air conditioning, as well as 3 phase power to the electricity box and the office.

The property, with Yabba Creek as its rear boundary, has been fenced and has 15 individual material bays separated by block retainer walls.

This industrial block is home to Imbil Landscaping Supplies, a business that has built a strong profile and is proudly supported by the wider Mary Valley residents.

This is a great commercial investment opportunity as the new owner of this block would become the Landlord for this quality business, and part of a growing community.

Note: The business, "Imbil Landscaping Supplies" is also for sale on a walk-in walk-out basis and includes all plant & equipment plus stock at valuation.

Imbil is set on the banks of the Yabba Creek and the edge of the Imbil State Forest. It's the gateway to Borumba Dam. The village is under half an hour from Gympie, 45 minutes from the coast at Noosa and about 10 minutes from the new freeway.

2,095 m<sup>2</sup>

<b>Price</b>	\$640,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	962
<b>Land Area</b>	2,095 m <sup>2</sup>
<b>Office Area</b>	22 m <sup>2</sup>

### Agent Details

Ron Jeffery - 0402 223 201

### Office Details

120 Yabba Rd, Imbil

07 5488 6000

7 Elizabeth St, Kenilworth

07 5446 0164



To find out more about this industrial land, and or the business, please contact  
Ron Jeffery from RJR Property on 0402 223 201.

An industrial block in the Mary Valley... it's a lifestyle choice!