



# MAGUIRES

REAL ESTATE & LIVESTOCK PTY LTD

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## 38 BORILLA STREET EMERALD QLD

**Description:** The property comprises a 635m<sup>2</sup> "Commercial" zoned parcel of land situated within the Emerald Central Business area. Over 82% of the site has been developed and includes an older style masonry block building with an attached rear shed, which is partly enclosed.

Accommodation includes approximately 114m<sup>2</sup> of renovated commercial office space, approximately 112m<sup>2</sup> of enclosed lockable storage area and approximately 219m<sup>2</sup> partly enclosed rear shed space. Vehicular access to the rear of the property is enable by registered easements.

**Land Area:** 635m<sup>2</sup>



### **Town Planning:**

Within the Town Planning Scheme for Central Highlands Regional Council, the property is designated "Centre Zone".

### **Local Authority Rates and Charges:**

Current net annual rates and levies for the property are \$7,021.60 before discount for the 2020/2021 financial year.

**Situation and Locality:** The property holds a good location within the township of Emerald. This property is positioned on Borilla Street within the main central business district of Emerald.



**Services and Amenities:** All normal utilities including electricity, telephone, reticulated town water and sewerage services are available and connected to the property.

**Land Description:** The property comprises a regular shaped inside lot with an approximate frontage to Borilla Street of about 16 metres and a depth of about 40 metres. The site is at street level and is above known flood levels.

Structural improvements occupy approximately 82% of this site with balance areas improved with concrete hardstand at the rear property.

### **Floor Areas:**

Approximate floor areas are as follows:

- Main Office 114m2
- Enclosed storage areas 112m2
- Rear shed – used area 219m2

Total 445m2





Accommodation to the main office includes open work area, office, manager's office and lunch room. The rear portion of this office includes an open plan lockable storage area with mezzanine storage (not used). The rear shed adjoins the storage area and includes 8 car parks and vehicle dispatch area. Office also features internet and network cabling, telephone and fax lines.

Rent for the premises of \$71,881 plus GST per annum (\$5,990 plus GST per month) which equates to \$161/m2 overall.

**ASKING PRICE: FOR SALE - \$700,000+ GST**  
**FOR LEASE - \$5,990PM + GST**

**Contact Tim Maguire – 0409 063 053**

