



## 79,390sqm Industrial Site with Substantial Income

Lot 96 Empire Drive Yatala QLD 4207

For Sale

On behalf of the Vendor, Corwells is pleased to offer Lot 96 Empire Drive, Yatala for Sale via Offers to Purchase.

Features include:

- 79,390sqm\* development site
- 8 tenancies with substantial holding income
- Benched site with level 1 compaction
- Medium impact industry zoning
- Flood free with an elevation of 53m\*
- Estate has centralised stormwater detention, maximizing site coverage
- Extensive site works include:

Power, water, sewer, stormwater and NBN to be delivered to site as part of the commenced civil works. Site has compacted road base with asphalt access roads, power and water to each yard. 4x engineered industrial metal clad buildings on concrete slabs\*\*\*

Contact Exclusive Agent Paul Bates of Corwells to discuss.

Title subject to final Gold Coast City Council approval for reconfiguration and issue of title (late 2022/early 2023\*)

PRICE GUIDE: Offers to Purchase

Property ID: 1P7233  
 Suburb: Yatala  
 Property Type: Development  
 Land Size: 79390 sqm  
 Zoning: Medium impact industry



Paul Bates

0423 699 966



10/61 Cuthbert Drive, Yatala QLD 4207

www.corwells.com.au

07 3056 0588