



## 14,444sqm Site with Multiple Tenancies

### Lot 107 Flame Trees Drive Yatala QLD 4207

#### For Sale

On behalf of the Vendor, Corwells are pleased to offer Lot 107 Flame Trees Drive, Yatala for Sale via Offers to Purchase.

#### Features include:

- 14,444sqm\* industrial site, medium impact industry zoning
- 5 tenancies with substantial holding income
- Power, water, sewer, stormwater and NBN to be delivered to site
- Kerb, channelling and asphalt road completed
- Flood free with an elevation of 57m\*
- Extensive siteworks include:
  - 5x industrial metal clad buildings on concrete slabs (2x buildings council approved) hardstand and fencing
- Estate has centralised stormwater detention, maximizing site coverage

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\*)

#### PRICE GUIDE: Under Contract

Property ID:	1P7235
Suburb:	Yatala
Property Type:	Development
Land Size:	14444 sqm
Zoning:	Medium impact industry



**Paul Bates**

0423 699 966



10/61 Cuthbert Drive, Yatala QLD 4207

[www.corwells.com.au](http://www.corwells.com.au)

07 3056 0588