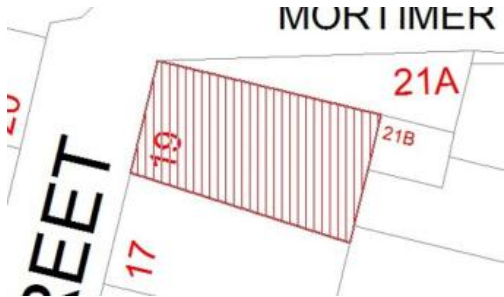




19 Mortimer Street, Ipswich



## CBD Primary Commercial Land with damage multi...

- 870\*m2
- Corner position
- Ipswich City Fringe position
- Fire damaged dwelling onsite
- Can be repaired or land cleared for a commercial development
- Previous return of \$35,620 PA as 3 residential flats

This property was damaged by fire in August 2015, it has been cleaned and cleared internally leaving an empty shell (2 x kitchens are still fully intact), which is ready for repair or to have the land cleared for redevelopment of commercial premises. The current owners have no skills in these areas so are not interested in repairing or redeveloping the land.

The site is priced to sell for the current land value alone and the vendors are motivated. This is a great opportunity for a builder or investor to repair the dwelling and put it back on the rental market or someone looking for CBD land for development purposes at a very reasonable price. The rent return pre fire was consistent these flats were rarely without tenants with 2 of the 3 tenants having been in the flats for many years. Vacancies periods were very short as the land was highly sought after.

The land is zoned as PC - CBD Primary Commercial Land so redevelopment of the site for commercial purposes is an ideal option either now or in the future.

Call to book an inspection.

\$290,00 Negotiable

5 3 3

**Price** SOLD for \$270,000

**Property Type** Residential

**Property ID** 824

### Agent Details

Bronwyn Handley - 0421 926 276

### Office Details

Ipswich  
83 Brisbane Rd Newtown QLD 4305  
Australia  
07 3202 3877



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.