



**13/47 Vickers, Edmonton QLD 4869**

## Warehouse - High Impact Industry - Priced To Sell

Ideal for tradies, small businesses and owner-occupiers wanting to secure equipment away from home in a secured storage warehouse.

It is located in Edmonton Industrial Estate, just south of Cairns which is less than 14 minutes from the Cairns CBD or 10 minutes to the closest boat ramp.

Recently completed in 2021 with low body corporate fees which makes it an ideal investment.

- ? 177 sqm land area on title
- ? 123 sqm warehouse
- ? 9.8 m wide and 12.5 m long with a clear span of 6.2 m height clearance is a legal roof height to install a mezz

Industrial  
FOR SALE

123sqm

**Ray White**

**Grant Timmins**

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