



## 42a Poverty Row, Norfolk Island



### Industrial Warehouse on 1.3 Hectares of Land

Located at the end of Poverty Row on 1.318ha (over 3 acres) this Rural Residential land enjoys an elevated position with great views towards the southwest, including parts of Phillip Island and preceding valleys. With a massive industrial shed already in place, and sufficient land to build up to two dwellings, this property offers endless opportunities.

The land is predominantly cleared, with some plantations of Kentia palms and banana trees. The first half of the block with the warehouse is flat, fertile land - perfect for agricultural/horticultural purposes including livestock or crop cultivation. Alternately you could build a house positioned to optimise the scenic views of ocean and hills. The rear of the block slopes gently towards the valley.

The infrastructure is significant - comprising of a huge 940m<sup>2</sup> multi-functional warehouse, which has been maintained regularly and is in great condition, the warehouse is currently utilised for germinating kentia palm seeds for export. Large areas of the floor are concreted and include countersunk tracks to facilitate the mobility of equipment for this operation.

A series of cleverly designed, height adjustable, insulation covers allow sections of the warehouses temperatures to be manually controlled. This would allow diversification into numerous indoor growing options.

#### Other features include:

~ Solar Voltaic Power

~ Approximately 27,000 gallons water storage

 1  1.32 ha

<b>Price</b>	\$825,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	556
<b>Land Area</b>	1.32 ha
<b>Office Area</b>	4 m <sup>2</sup>
<b>Warehouse Area</b>	940 m <sup>2</sup>

#### Agent Details

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#### Office Details

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- ~ Onsite office, plus toilet and kitchenette facilities
- ~ Numerous access points to warehouse (roller doors)
- ~ 100m2 covered work area, with open ended access
- ~ Established Gardens

\*(Listing price relates to Land & Infrastructure. The business/equipment are not included - but are negotiable should the purchaser be interested)

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