

# For Sale

## 4 Gateway Crescent ORANGE

### COMMERCIAL LAND - GATEWAY BUSINESS PARK

Orange is the largest urban area in Central West New South Wales, population circa 42,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

### Location

Situated approximately 2.7km's south east of Orange CBD on the western side of Gateway Crescent.

### Description

Sought-after location in Gateway Business Park off the Mitchell Highway at the eastern entrance to the city of Orange.

Level, fully serviced land suitable for a wide range of commercial uses.

Recent high quality developments in the park including motor vehicle dealerships, radio studios wholesale outlets, offices and service trades premises.

Land has benefit of a community title stormwater retention basin.

**Land Area:** 2,200 sqm

**Zoning:** B6 Enterprise Corridor

**Price:** \$269/sqm + GST

**For more information please contact**

**Nigel Staniforth**

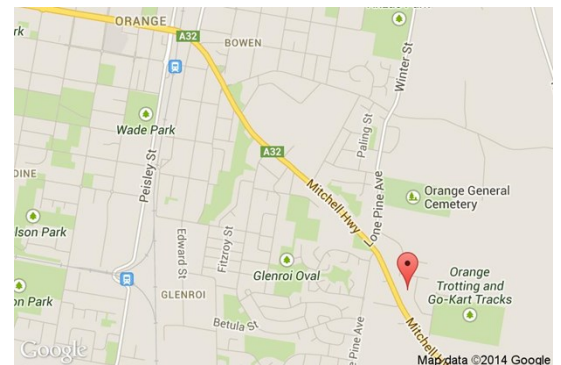
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**David Hall**

0429 656 101



THE GATEWAY BUSINESS PARK		
Gateway Crescent		
No.	\$/m <sup>2</sup>	Area (m <sup>2</sup> )
3	\$260	3,559
4	\$269	2,200
5	\$260	3,502
Cameron Place		
No.	\$/m <sup>2</sup>	Area (m <sup>2</sup> )
11	\$180	2,902
12	\$231	2,208
13	\$229	2,184
14	\$230	2,045
19	\$260	2,880



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