

FOR SALE BY PRIVATE TREATY



17 Rock St, Balloonagh, Tralee, Co. Kerry. V92 VK27

DNG WH Giles and Sherry Fitzgerald are excited to introduce this mixed use building situated on the busy Rock Street road. The building has two commercial units on the ground floor and two apartments upstairs. The property has great development potential.

Advised Market Value €150,000



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The property is being sold with vacant possession. The Commercial spaces on the ground floor are big and have potential to be developed in residential apartments.

The apartments upstairs are in need of renovation. Both are spacious and big enough for at least two bedrooms.

The building is about 235 sqm in size and has electric storage heating.

Ground Floor

Unit 1

Left hand side (former butchers)

Front Room 11.02m (36'2") x 4.54m (14'11")

Tiles, cabinets

Back Room 5.16m (16'11") x 4.53m (14'10")

Tiles, shelving, cabinets

Toilet 1.02m (3'4") x 2.52m (8'3")

wc, whb, mirror, shelving

Unit 2

Right hand side (former barbers)

Front room 5.65m (18'6") x 3.47m (11'5")

Tiles, couches

Storage area 3.2m (10'6") x 1.48m (4'10")

Tiles, shelving

Middle room 3.54 x 4.60 plus 12.58m (41'3") x 5.86m (19'3")

Laminate floorboards, couches

Storage Room 2.48m (8'2") x 2.14m (7'0")

Carpet, shelving, water tank

Back room 3.77m (12'4") x 4.02m (13'2")

Sink, shelving, skylight

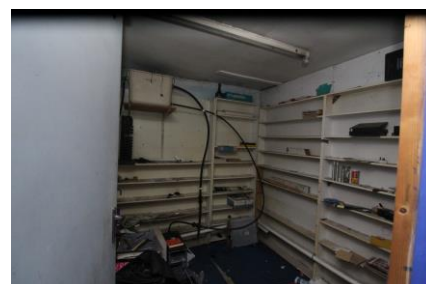
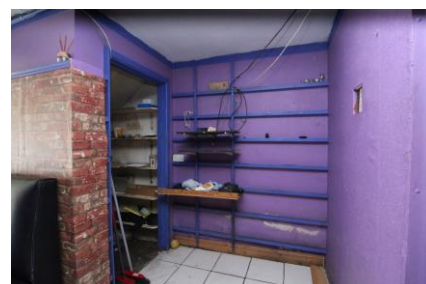
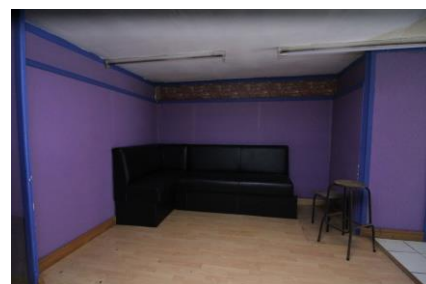
Toilet 0.81m (2'8") x 1.88m (6'2")

Wc

First Floor

Apt 1

Left hand side



Hallway 1.75 x 1.53 plus 4.72m (15'6") x 1.79m (5'10")

Carpet

Front room 2.95m (9'8") x 4.76m (15'7")

Carpet

Bathroom 2.82m (9'3") x 1.32m (4'4")

Vinyl, wc, whb, shower

Kitchen 4.38m (14'4") x 4.92m (16'2")

Sink, cabinets

Backroom 4.74m (15'7") x 4.93m (16'2")

Carpet

Apt 2

Right hand side

Hallway 2.75 x 1.15 plus 3.07m (10'1") x 1.19m (3'11")

Carpet

Front room 3.58m (11'9") x 2.87m (9'5")

Carpet

Kitchen 2.55m (8'4") x 2.94m (9'8")

Vinyl, cabinets, sink, shelving

Toilet 0.88m (2'11") x 0.98m (3'3")

Wc, whb

Bathroom 3.51m (6'9") x 2.7m (11'6")

Bath, whb

Back Room 0.88m (13'11") x 4.24m (11'10")

Carpet

Directions

V92 VK27

