

For Sale

Racecourse Road, Roscommon Town, F42 X621
Prime Commercial/ Industrial/ Development Lands



Price Region: See Below

Prime property to come on the open market comprising extensive range of buildings with an overall Approx. Internal Floor Area of c. 1,463 Sq.M/ c. 15,747 Sq.Ft altogether standing on c. 2.91 Acres of strategically located development lands, Zoned Strategic Industrial/Enterprise Zones in the Roscommon Town Local Area Plan 2024-2030. The property is located adjacent the IDA Business Park and command an extensive c. 155 metres of road frontage, on the Castlerea/Castlebar N60 road and within walking distance of the Town Centre. Formerly, the property was used as a Sunblind Factory and Car Sales Garage/Workshop and are suitable for many uses.

Lot 1 - Commercial Unit c. 3,293 sq.ft on c. 0.55 Acres (Independent Access) – **Offers Excess €125,000**

Lot 2 - Commercial Unit c. 12,453 sq.ft over two floors on c. 1.10 Acres - **Offers Excess €250,000**

Lot 3 - c. 1.25 Acres of Prime Development Lands with huge potential - **Offers Excess €125,000**

Lot 4 - Entire Property. Commercial units with an area of c. 15,747 sq.ft on c. 2.90 Acres - **Offers Excess €500,000**

The Auctioneer invites enquiries and viewing is strictly by appointment.



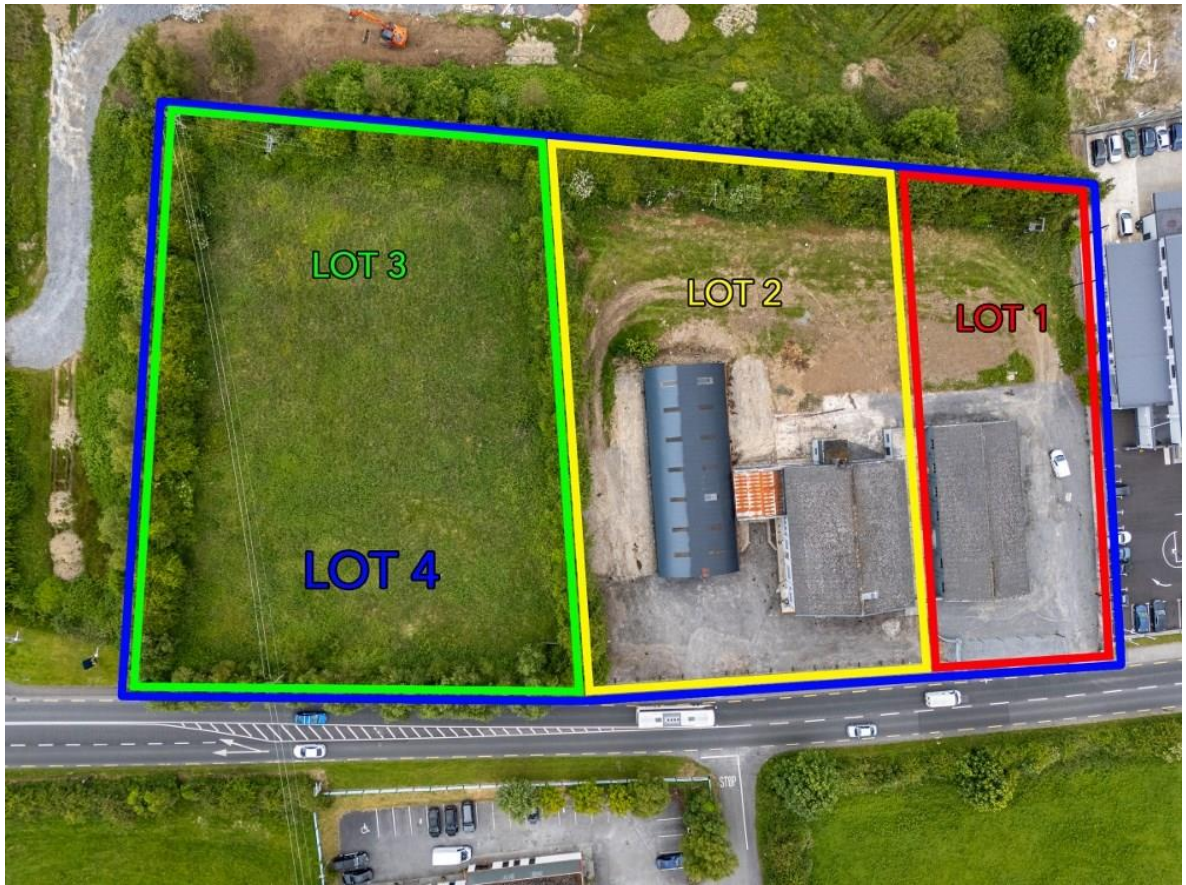
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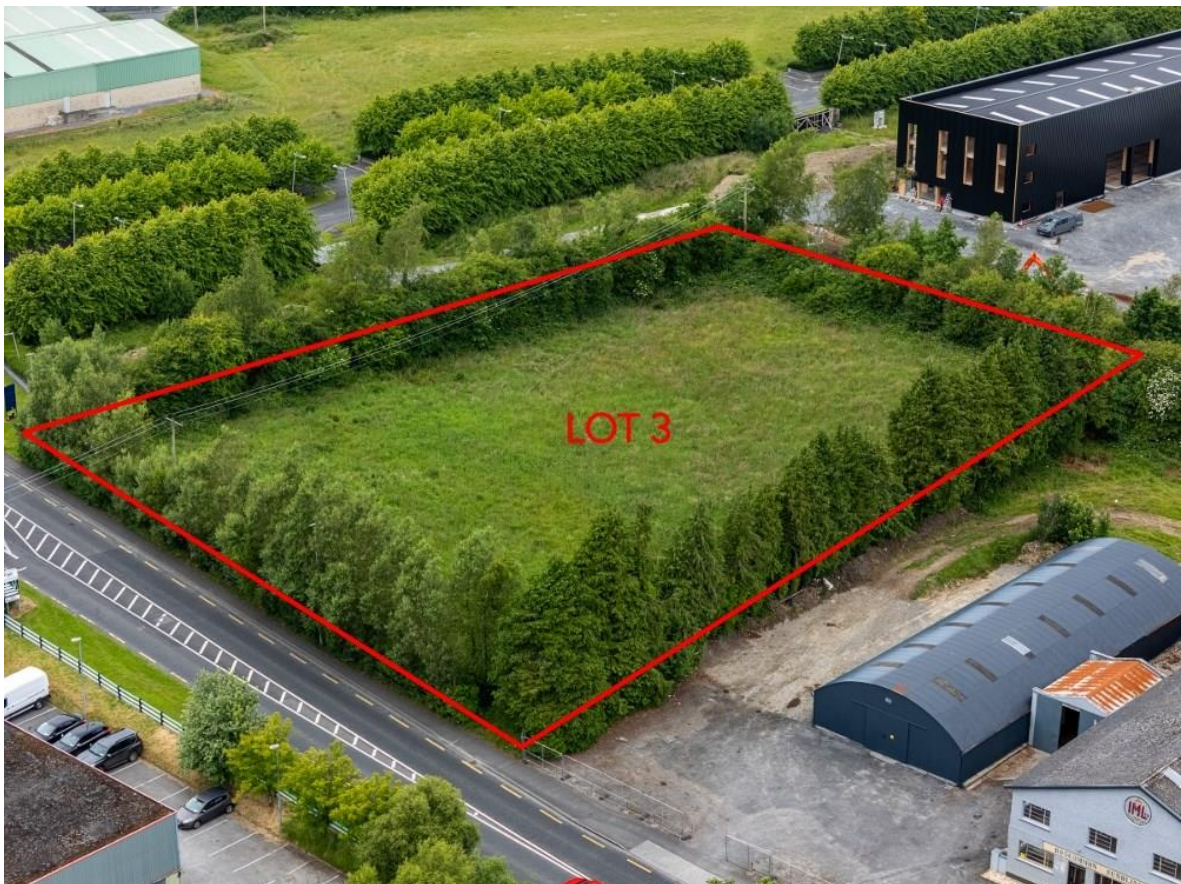


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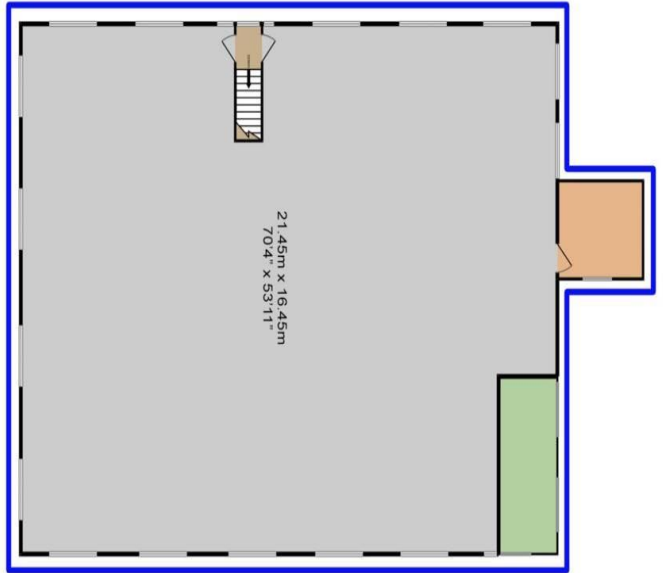
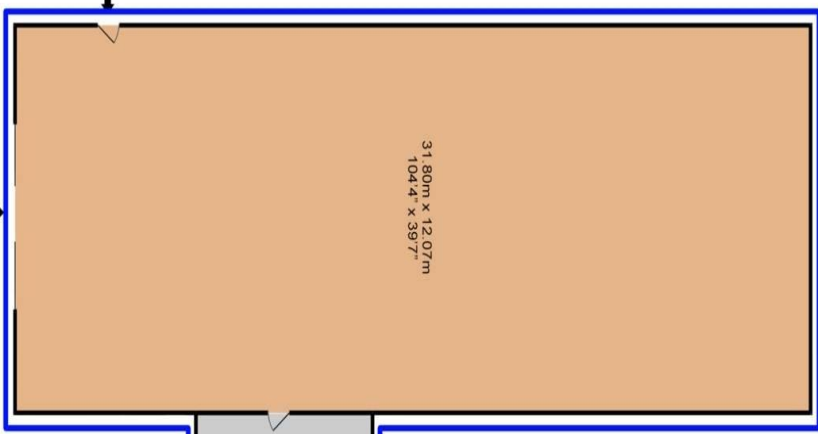








LOT 2



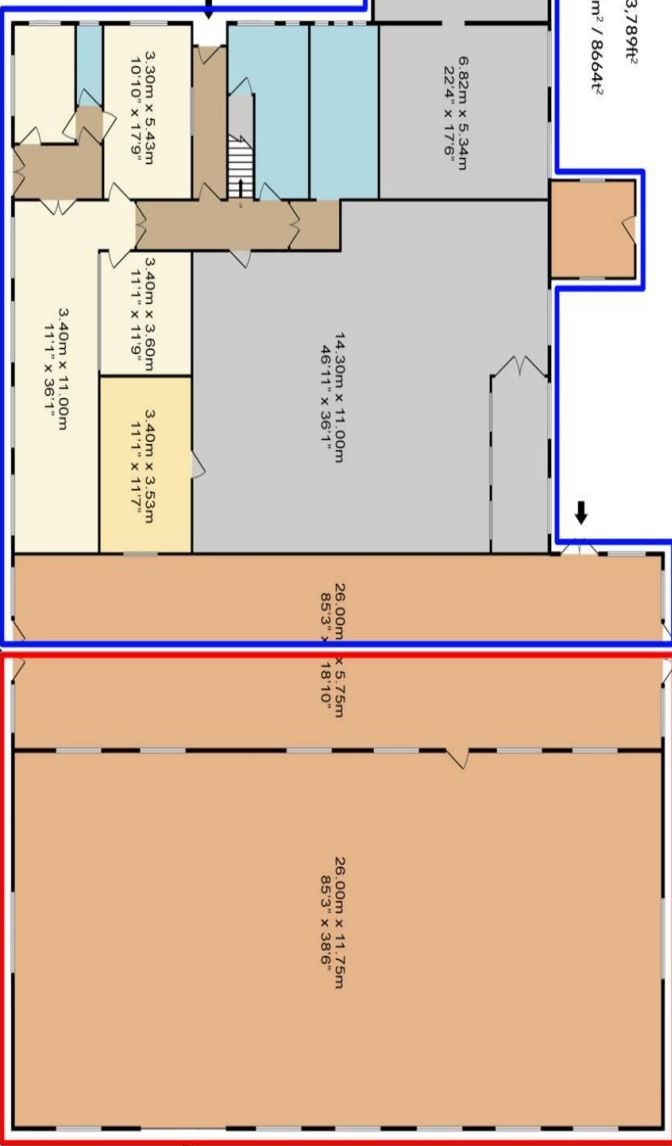
31.80m x 12.07m
104'4" x 39'7"

21.45m x 16.45m
70'4" x 53'11"

1st Floor 352m² / 3,789ft²
Ground Floor 805m² / 8664ft²

LOT 1

Ground Floor 306m² / 3,293ft²



LOT 1 Approx. total internal floor area 306m² / 3,293ft²

LOT 2 Approx. total internal floor area 1157m² / 12,453ft²

Approx. total internal floor area 1463m² / 15,747ft²

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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.