

FOR SALE BY PRIVATE TREATY

**RESIDENTIAL DEVELOPMENT SITE
WITH COMMERCIAL BUILDINGS**

**DUBLIN ROAD
CASTLETROY
LIMERICK V94E0E8**

Site area approx. 0.5 acres

GUIDE PRICE: €1,000,000.

LOCATION

Limerick City is the capital of the mid west region and is located approximately 210 km. south west of Dublin City and 100 km. north east of Cork City. The subject site is located fronting on to the Dublin Road (R44) just off the University roundabout approximately 4km from Limerick city centre.

This is a very accessible and high profile location with the surrounding area made up of a mixture of commercial and residential property. Nearby landmarks include University of Limerick with over 18,000 students and the National Technology Park home to some of Limerick largest companies to include Edward Life Scientific, Northern Trust, Cook Medical, Vistakon etc.

DESCRIPTION

The subject site is c. 0.5 acres and comprises of a yard area which is zoned residential in the Limerick Development Plan 2022-2024 with adjoining commercial buildings to include two small ground floor units with overhead accommodation and warehouse to the rear. The lands to the side and rear of the subject site are currently subject to a planning application for circa 1,400 student beds made up of five blocks ranging from five to eight storey buildings.

ACCOMMODATION (Approx.)

Ground Floor Commercial Building No. 1	36 Sq. M.
Ground Floor Commercial Building No. 2	27 Sq. M.
First Floor Storage Area	60 Sq. M.
Warehouse Area	204 Sq. M.
Total Area	327 Sq. M. (3,520 Sq. Ft.)

The entire site comprises of a floor area of c. 0.2 hectares or 0.5 acres.



SPECIAL FEATURES

Very centrally located development site

Frontage on to the main Dublin Road

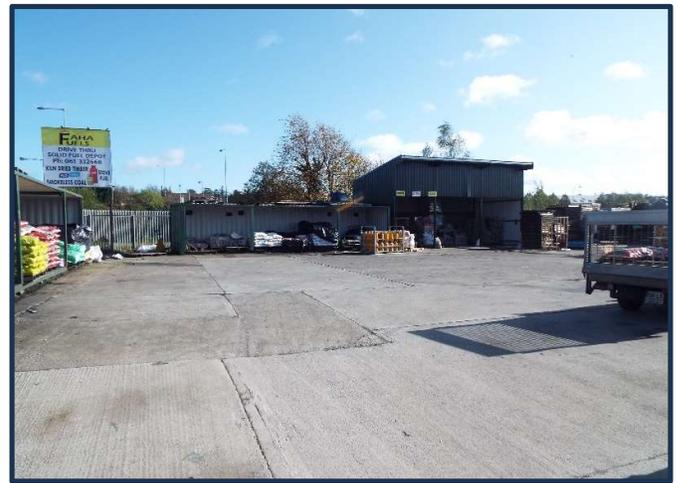
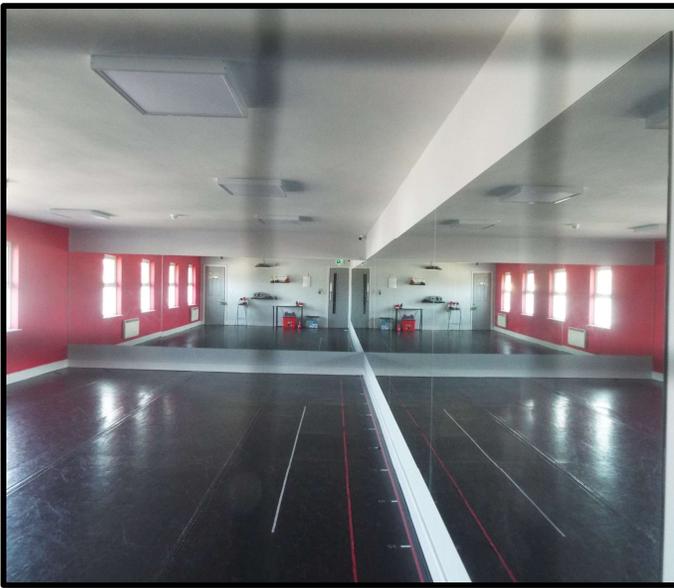
Close to the University of Limerick

Site suitable for block development of student specific accommodation subject to planning permission

Site benefits from existing 327 Sq. M. of commercial accommodation

Site is accessed from the Dublin Road just off the University roundabout

We have been advised that the site currently benefits from all main services





PRICE

€1,000,000 plus VAT if applicable

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

P: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.