

# For Sale

B. Kelly Welding Works, Lissacarrow, Fuerty,  
Co. Roscommon. F42 CF24  
| Commercial Property



## Price on Application

Prime commercial property to come to market with workshop/garage c. 3,000 sq.ft and office, store, canteen and toilets servicing with outbuildings c.1,204 sq.ft altogether standing on c.1.21 Acres with ample parking and secure site. The property is located c. 3.5 miles from Roscommon Town, on the main Creggs/Glenamaddy road (R366). The property is in excellent condition and comes with three phase electricity and private well water. Currently used as Welding/Fabrication, this property has huge potential for similar or other uses due to condition, size and location.

The auctioneer invites enquiries and offers.

**For further details, contact our office on 090-6663700.**





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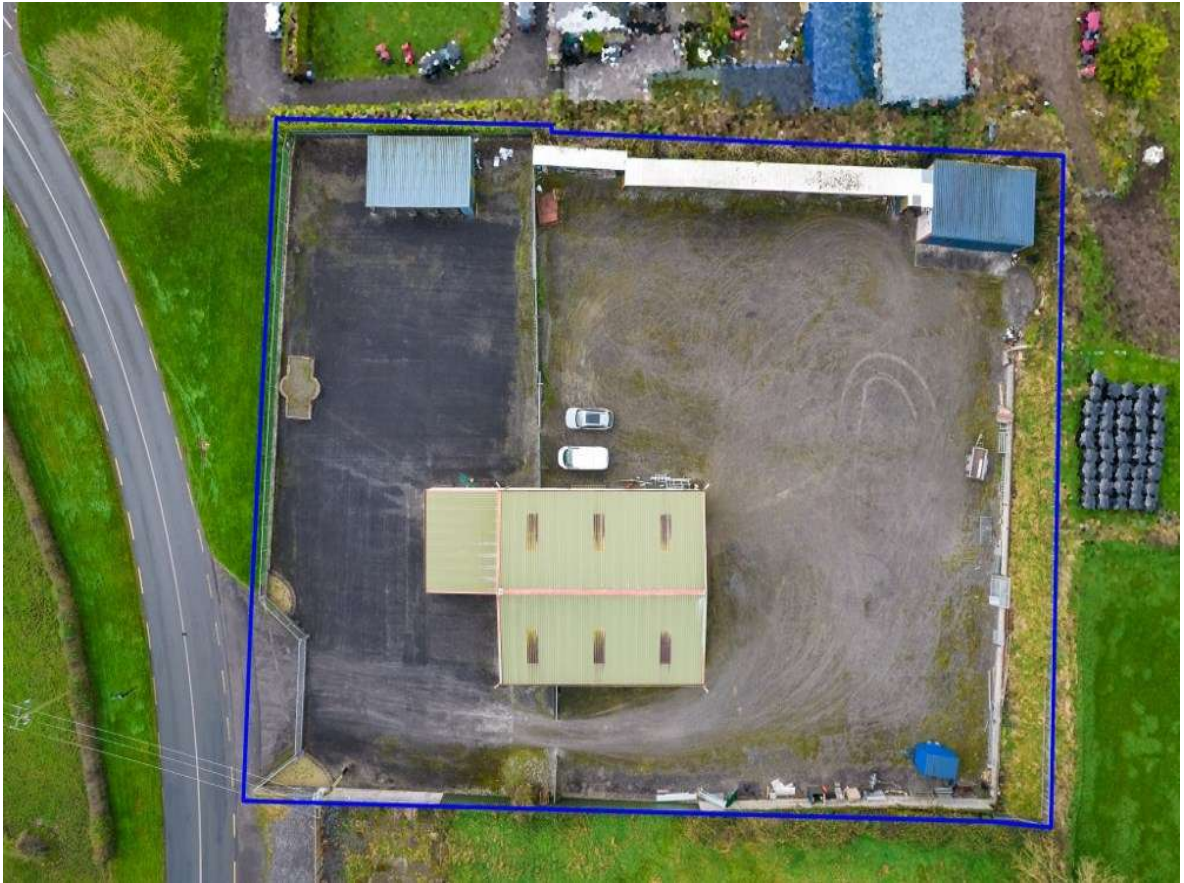
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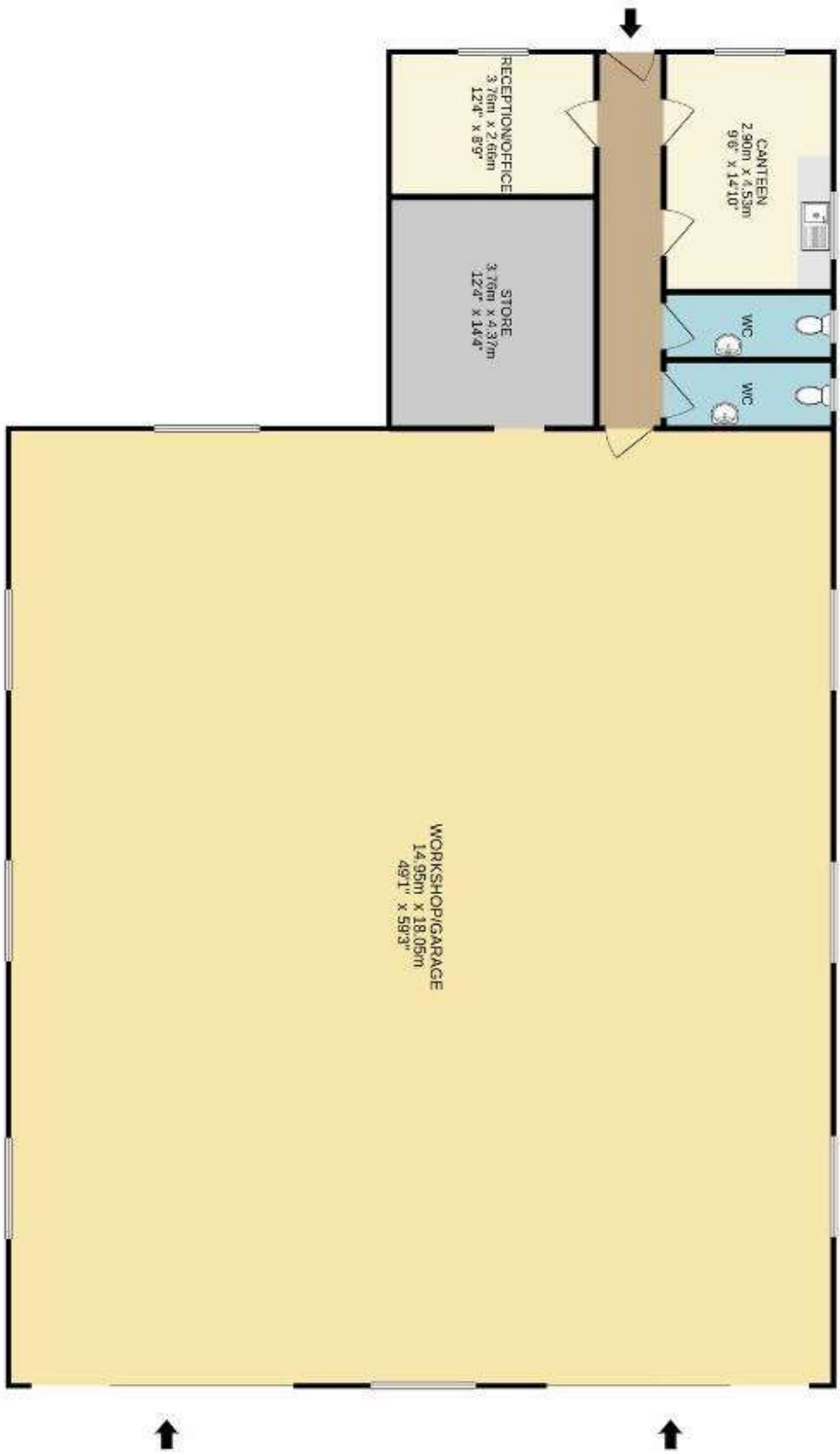


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Approx. total internal floor area 327m<sup>2</sup> / 3519ft<sup>2</sup>

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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.

-  1
-  2
-  285m<sup>2</sup>  
3096ft<sup>2</sup>
-  56m<sup>2</sup>  
602ft<sup>2</sup>
-  56m<sup>2</sup>  
602ft<sup>2</sup>
-  1,21ac  
0,49ha

