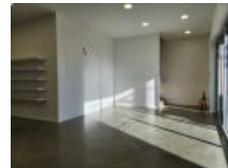


1/20 Corporation Ave, Robin Hill, NSW 2795

\$675,000

Retail Shop



## GREAT INVESTMENT OPPORTUNITY

Situated in the busy Robin Hill Trade Centre is this unique 243m<sup>2</sup> warehouse. The property has a stunning fit out perfect for a multiple business's. Feature's include but not limited to:

- Modern functional architectural design
- 150m<sup>2</sup> of space downstairs
- Reception area
- Open space off reception area
- 2 separate treatment rooms with cupboards and sink
- 1 x separate office space behind reception
- Separate kitchenette and meals room
- Heating cooling throughout
- Second level consists of approximately 93m<sup>2</sup> of storage with potential to fit out
- Decorative awnings, Glass shopfront doors
- Extra-large electric roller shutters to internal storage extra car space
- Newly installed bathroom with shower.
- Designated car space x 2
- Current Lease in place until 10th September 2026 with a tenant option for a further 3 years. Rent is currently \$565Per Week plus 100% outgoings (Council Rates and Strata Levies)

**Open for Inspection**

By Appointment.

Contact Jaise Delaney on 0424 187 786 to book your inspection today.

### Listed By

Jaise Delaney  
Phone: (02) 6332 2900  
Mobile: 0424 187 786

