

1/8 Carbine Cl, Maryland, NSW 2287

Sold - \$858,000

Warehouse



### Multi Purpose Warehouse with Showroom Frontage

This is indeed a rare opportunity, only minutes from the heart of Wallsend CBD and with excellent access points in all directions, including the M1 Motorway. Part of a small strata, and constructed from cement block with metal deck roofing, this is an incredible investment for your business growth or simply a sensational addition to your Super Fund Portfolio.

#### Open for Inspection

By Appointment.

- \* 255m<sup>2</sup> of nett lettable area including 18.5m<sup>2</sup> of separated office space
- \* Front of Strata Exposure, glass display windows provide ideal showroom opportunity
- \* 3 dedicated car spaces on title and good street parking
- \* Security Roller door to front display for added security
- \* Brand new Commercial Roller door 3.6m X 3.6m with remote opening for easy unload access
- \* Quite cul-de-sac location, smaller industrial area means easy access and easy to locate

Small Industrial warehouses such as this are so difficult to find in suburban locations. Great access for employees and offering excellent growth opportunity in a location where such new industrial development opportunity is all but gone.

Call today for an Information Memorandum or price guide.

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We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.

#### Listed By

Wayne Stewart



Listing Number: 3408241

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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