

10/7 Hargraves Ave, Albion Park Rail, NSW 2527

Sold - 28/08/2025

Office Suite



**\*\*UNDER OFFER\*\***

## Outstanding Investment Opportunity

- \* Large Industrial Unit with office/mezzanine
- \* Unit Size 350m2 Warehouse plus 110m2 Mezzanine
- \* Tenant in place with brand new 3 year lease returning \$80,000 + GST + OGS
- \* High exposure location with dual frontage facing Princes Highway
- \* High clearance roller doors, includes amenities
- \* Glass frontage and high quality exterior finish
- \* Fully secure complex with 6 allocated parking spaces + visitor parking
- \* Great signage rights facing Princes Highway
- \* Unit 5 Also available For Sale

**Open for Inspection**

By Appointment.

### Listed By

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