

4/16-18 Sussex Ct, Sunbury, VIC 3429

Sold - \$575,000

Warehouse



## Prime Industrial Factory in Thriving Hub!

Situated in a highly sought-after industrial area, part of a bustling industrial hub and located within a secure complex of four factories.

- Approximately 176m<sup>2</sup> of versatile space.
- Office/staff area
- 3 allocated parking spaces.
- Current rental return of \$25,795.42 per annum plus GST and outgoings.
- Secure lease in place until 16/12/2025.
- No further term - Great opportunity for owner occupy.

**Open for Inspection**

By Appointment.

Offering Easy access to the Calder Freeway, ensuring convenient connectivity for logistics and transport. This factory offers a solid investment opportunity with a reliable tenant in place, situated in a prime location with excellent access to major transport routes.

Perfect for investors looking for a property with strong rental returns and future growth potential in a thriving industrial precinct.

### Listed By

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