

**46 Balfour Ave, Sunshine North, VIC 3020**

**\$45,000 per annum**

Commercial Shop



**Double Street Entrance | Great Location**

This well looked after Warehouse/Factory is situated in close proximity to the Western Ring Road (3 min drive approx. ) and would suite most of businesses.

Floor Space: 280 sqm approx. (including spacious and bright A/C office upstairs 60sqm (approx.), kitchen facilities, male/female toilets.

Lease: \$48,000 per annum (GST Not Applicable) plus Outgoings  
Available: 01/02/2026

- Security sliding gates on Balfour Avenue and Spalding Avenue
- Kitchenette
- Bathroom facility
- 2 Remote roller doors
- Mezzanine/Office space

To arrange an inspection or for further information regarding 46 Balfour Avenue Sunshine North please contact Raine & Horne St Albans 9367 9888 or Danny Trkulja on 0422 576 473 or Bojan Lojanica 0409 186 609.

**Open for Inspection**

By Appointment.

**Listed By**

Danny Trkulja  
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Bojan Lojanica  
Phone: (0409) 186609  
Mobile: 0409186609

