

5-9 Benaroon Rd, Belmore, NSW 2192

\$84,000 PA Gross + GST

Commercial Shop



Modern & Versatile Warehouse in Prime Location

- * 400sqm warehouse area approx.
- * Basement parking for 3 cars
- * 3-phase power available
- * Automatic roller door with 4m clearance approx.
- * Kitchenette plus male, female and disabled amenities
- * Prominent street frontage with excellent signage exposure
- * Modern street-facing warehouse suitable for a wide range of storage, warehouse and light industrial businesses (STCA)
- * High internal clearance with excellent vehicle access for efficient day-to-day operations
- * Strong street exposure in a highly convenient and well-connected location
- * Well presented with a versatile layout to suit a variety of business uses
- * Ideally positioned only 900m to Belmore Train Station and upcoming Sydney Metro upgrades
- * Close proximity to local shops, cafés and everyday amenities
- * Bus stop conveniently located directly outside the property
- * Exceptional opportunity combining accessibility, functionality and convenience in a highly sought-after central location

Open for Inspection

By Appointment.

Address: 2/5-9 Benaroon Road, Belmore

For Lease: \$84,000 PA Gross + GST

Inspect: By appointment

Contact: Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au

Listed By

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