

**5A/67 John St, Leichhardt, NSW 2040**

**\$3,000 Per Month**

Commercial Shop



## Versatile Industrial Space with Rear Lane Access

Century 21 Armstrong-Smith is proud to offer this versatile commercial space in the heart of Leichhardt. Comprising approximately 174sqm of functional internal area, this property is ideally suited to storage, trade-based businesses or light industrial use. With rear lane access only, excellent loading capability and the ability to accommodate a 20-foot container, or plenty of off street parking this is a rare and practical opportunity within a tightly held inner-west precinct.

**Open for Inspection**

By Appointment.

Features Include:

- \* Approx. 174sqm flexible commercial space
- \* Rear lane access only for secure entry
- \* Ideal for storage or light industrial use
- \* Ceiling heights approx. 2.2–2.9 metres
- \* Parking/loading suitable for 20-foot container

Asking \$3,000 per month plus GST

Don't miss this wonderful opportunity!

Available: NOW

### Listed By

Nicholas Armstrong-Smith

The Office

Phone: (02) 9387 4911

