John B Grant Real Estate Chester Hill
170 Waldron Road ,
Chester Hill NSW 2162

6/80-82 Seville St, Fairfield East, NSW 2165

$1,230,000

Warehouse









INDUSTRIAL FACTORY UNIT – INVEST OR OCCUPY!

John B. Grant Real Estate, Chester Hill is proud to present 6/80-82 Seville Street, Fairfield to the marketplace. This outstanding industrial factory unit offers an exceptional opportunity for both investors and owner-occupiers to secure a quality industrial asset in one of Western Sydney's most sought-after industrial precincts. Positioned within a well-maintained industrial complex, this versatile property offers excellent access, practical warehouse space, quality office facilities and strong investment potential.

Open for Inspection

By Appointment.

Property Features:

- Approx. 225sqm building area
- Approx. 268sqm land area
- Three (3) on-title car spaces
- High clearance warehouse with roller door access
- Three-phase power
- Mezzanine office space
- Kitchenette
- Separate male and female amenities with shower
- Excellent internal clearance suitable for a variety of industrial uses
- Easy truck and vehicle access
- Constructed approximately 1981

Investment Highlights:

- Estimated rental return of approximately $62,400 per annum
- Zoned E4 General Industrial
- Ideal for investors seeking strong returns or businesses looking to occupy their own premises.

Outgoings (Approx.):

Listed By



Zeth Grant

Mobile: 0416 179 782

Listing Number: 3549551

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.