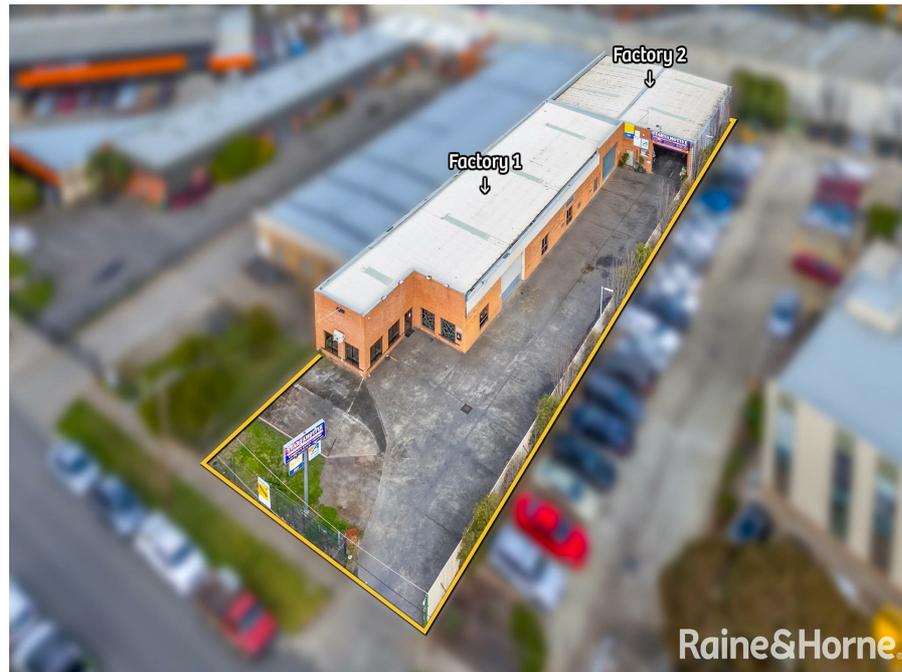


## Factories 8-10 Sussex Ct, Sunbury, VIC 3429

\$1,795,000

Commercial Shop



### Prime Investment Opportunity in Thriving Industrial Hub

Presenting a rare offering of two factories on one title, set on an expansive 1,460m<sup>2</sup> approx. of prime industrial land. Ideally located within walking distance to the train station and major transport links, this property offers convenience and accessibility for tenants or owner-occupiers.

- Factory 1: 492m<sup>2</sup> - \$52,000 p.a.
- Factory 2: 370m<sup>2</sup> - \$40,430 p.a.

Combined Annual Rental: \$92,430 + GST & outgoings.

Offering Easy access to the Calder Freeway, ensuring convenient connectivity for logistics and transport.

This dual-factory investment offers strong returns with significant growth potential in a bustling industrial area.

Don't miss out on securing this lucrative asset.

#### Disclaimer

Raine & Horne has taken reasonable care in compiling this information to ensure its accuracy. However, details such as property dimensions, pricing, location, and descriptions have been sourced from third parties and supplied to Raine & Horne. Accordingly, Raine & Horne does not guarantee the accuracy or completeness of this information and disclaims any responsibility for errors or omissions. We strongly advise prospective buyers to undertake their own research and verification of all details. For further guidance, please consult the due diligence checklist available through Consumer Affairs.

**Open for Inspection**

By Appointment.

#### Listed By

Ken Grech  
Phone: (03) 5428 4007  
Mobile: 0418 509 710

