



# SOLD

## SHOWROOM/OFFICE/WAREHOUSE

Showroom/Warehouse – Beautiful Fit Out

- 140m2\* Total Floor Area
- Showroom 45m2\*, Warehouse 95m2\*, 35m2\* Mezzanine storage area
- Modern full-size kitchen
- 3 built in offices/rooms
- Toilet, shower and laundry
- Fully Air Conditioned
- Fully Insulated

Owners converted this showroom/warehouse into a liveable shed fully air-conditioned. Currently tenanted but can offer vacant possession. Industrial strata sheds like this are limited and this shed ticks all the boxes, when it goes on the market it won't last long.

The warehouse has open plan showroom, tiled throughout, 7m wide glass shop frontage. Dividing wall to warehouse which comprises of 3 offices, toilet, shower and laundry all tiled with balance of warehouse with carpet tiles. rear Access door and 3m high roller door

- 3m Clearance Electric Roller Door
- 35m Mezzanine Area for storage – structurally sound approx.
- 3 Phase Power
- 3 Phase Hot Water System
- Large bathroom with shower and toilet
- Full size laundry
- Back door access to two car parks, gated
- Affordable Body Corporate rates
- Central Location Just Off Scott Street
- Two Allocated Car Parks at rear
- Available With Vacant Possession, currently tenanted can be sold as a going concern

Finance options can be discussed by calling Call Fiona Green At Realty.

\*Approximately.

Disclaimer: Whilst every care has been taken in preparing this information, the accuracy and

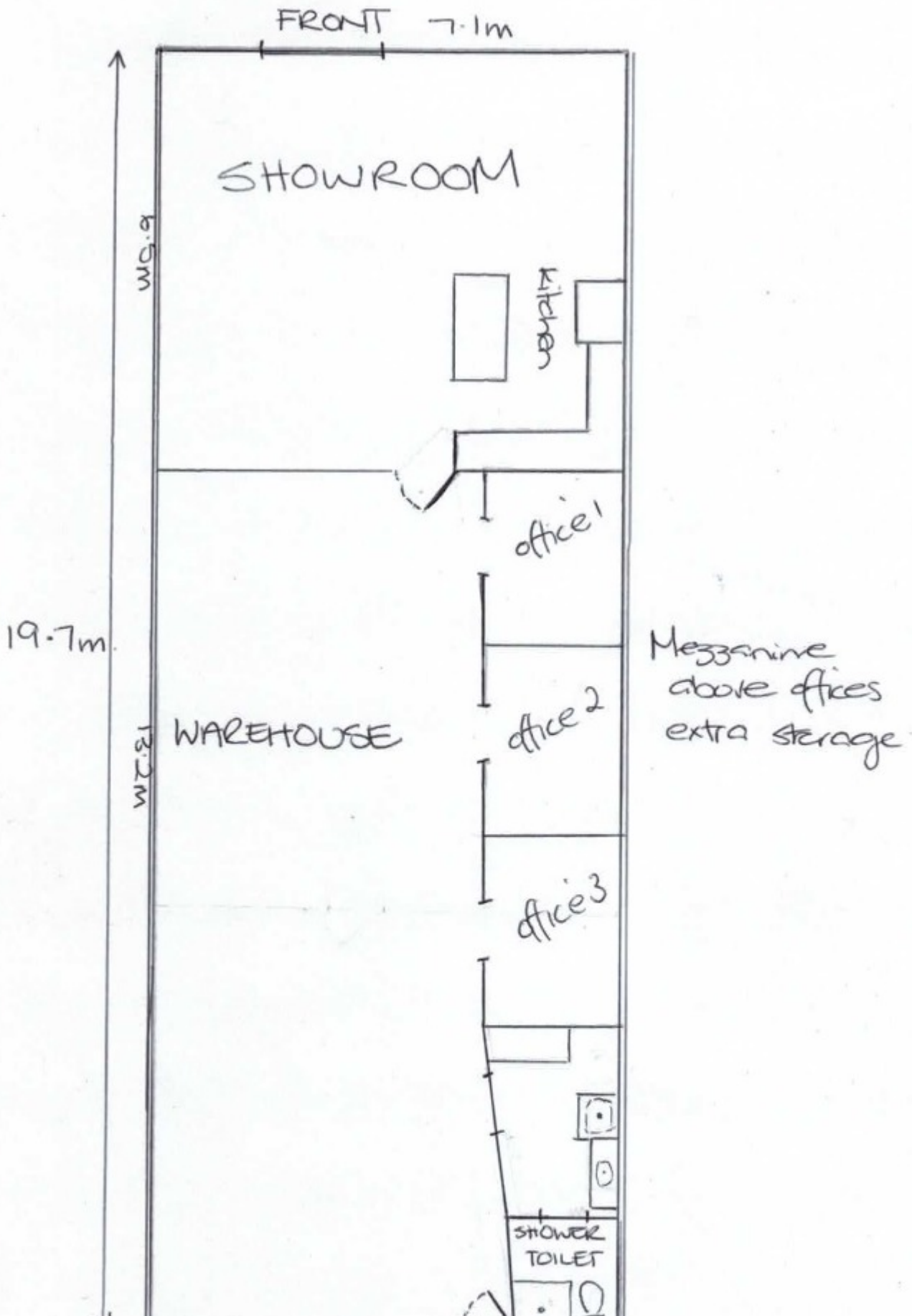
0 BED | 0 BATH | 0 CAR

**PRICE:**  
\$315,000

**OPEN FOR INSPECTION:**  
N/A



**Fiona Green**  
**0428875804**  
fionagreen@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

carpark  
2.

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