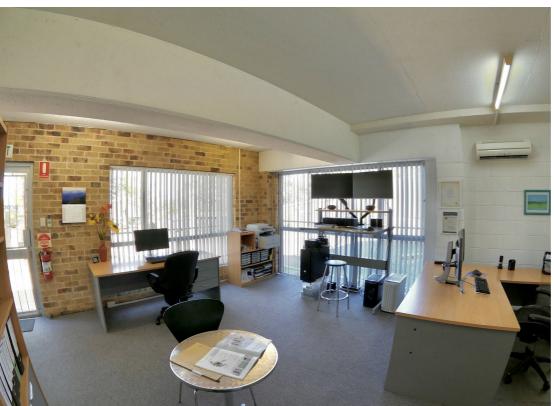
7/14 ARGON STREET **SUMNER**











FOR SALE

PREMIUM QUALITY OFFICE SPACE!

7 / 14 Argon Street, Sumner - Office Space

Key Investment Highlights

- High quality spacious office
- Flexible space
- Perfect for professional, manufacturing, NDIS, health, medical, warehousing, and other industries
- Tailor-made for an owner-occupier
- High yield investment when tenanted
- · Close to a major shopping centre, restaurant, cafes, bars, and other amenities
- · Close to transport bus and rail
- · Not flood affected

Property Description

Tenancy – Unit 7

- Self-contained
- 46m2
- 3 car park spaces
- Office can accommodate 4 6 people
- · Ground floor, corner position
- · High ceiling
- · Large windows with vertical blinds plenty of natural light
- Wheelchair access possible
- · Commercial grade carpet throughout
- Fully furnished (optional) or vacant possession
- Fully secure through steel frames on all windows
- Air-conditioning reverse cycle split system (Fujitsu inverter model) very quiet
- Fast, commercial grade NBN Hybrid Fibre Coaxial access point in the unit
- Telstra Optical Fibre Termination point in the building
- Large courier trucks can access due to dual entry driveway
- Quiet tenancy

Self-contained Tenancy Configuration - Unit 7

- Office
- Workshop
- Storage

0 BED | 0 BATH | 0 CAR

PRICE:

\$169,000 + GST

OPEN FOR INSPECTION:

N/A

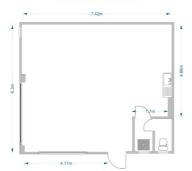


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FLOORPLANS

7/14 Argon Street, Sumner – Commercial Tenancy

FLOORPLAN



CURRENT CONFIGURATION



POSSIBLE CONFIGURATIONS







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.

