



## FOR SALE

### RARE OPPORTUNITY COCKBURN WAREHOUSE FOR SALE - SALE OR LEASE

- 400sqm\* warehouse
- 3 phase power
- 120qm\* yard
- over 15 car bays available

Locate in a tightly held suburb of Cockburn Central metres from North Lake Road and 2 minutes to Kwinana Freeway this office/workshop is packed with features that include:

- Multiple roller doors
  - Small office and showroom
  - 3 phase power
  - Huge yard
  - Multiple electrical outlets
  - Small complex of 4
  - Multiple parking
  - Street exposure
  - Great access to main roads
  - Currently running as a mechanic shop, owner willing to sell the business or vacate
  - Business turnover circa \$1m last 2 financial years, producing over \$250,000 for the owner.
- Open to reasonable offers.

For further information please contact Shaun Weng at 0416 888 018

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,100,000

OPEN FOR INSPECTION:  
N/A



**Shaun Weng**  
**0416888018**  
shaunweng@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)