



SOLD

COULD THIS BE YOUR NEW SHOPFRONT OR ADDITION TO YOUR SMSF ? "LOCATED RIGHT IN THE HEART OF THE ACTION"

Units 7 & 8 "Industrial City", 223 Hartley St, Portsmith offer an ideal opportunity for an astute investor or business operator to establish themselves in a highly sought after location within the Hartley Street Business Precinct. With plenty of on-and-off-street parking, these units are easily accessible. Both units have a rear roller door and large front access. Epoxy coated flooring throughout. If what's there doesn't meet your requirements then reconfiguring is feasible. With an "Active" Body Corporate the complex is well run, with a new roof and upgraded piping installed within the last couple of years. Male & Female Toilet facilities & exclusive use car parking at rear. Vacant possession, 60 day settlement.

UNIT 7

- Approx 93sqm
- Front showroom with rear warehouse type storage facility
- Fluro lighting
- Split system Airconditioning to showroom
- Rear roller shutter
- Single exclusive use car park at rear

UNIT 8

- Approx 93sqm
- Walk-through showroom with 3 side offices
- Service counter or reception
- Split system air-conditioning to showroom and 2 offices
- 3 Phase power
- Pedestrian door and Roller Shutter
- Industrial Grease trap
- Mechanical exhaust
- Single exclusive use car park at rear

THE NUMBER CRUNCH:-

- BODY CORPORATE LEVIES APPROX \$5,214 PER LOT P/A
- RATES APPROX \$2,076.98 PER LOT P/A

0 BED | 0 BATH | 0 CAR

PRICE:
\$525,000

OPEN FOR INSPECTION:
N/A



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