

FOR SALE

TENANTED INVESTMENT

Seize this exceptional commercial opportunity in the heart of Robin Hill, where a well-positioned 111 square metre warehouse unit awaits you. This versatile commercial space at Unit 4, 31 Corporation Avenue is currently leased with the tenant intention to re new a longer term lease making this property an ideal investment for entrepreneurs.

The complex offers a practical and efficient plan, within is unit 4 being 111 square metres of dedicated commercial space, perfectly suited for a variety of business applications.

- Strategic location in Robin Hill, positioned within the established Bathurst Region commercial corridor
 - Generous 111 square metre floor area maximising operational efficiency
 - Solid warehouse construction suitable for diverse commercial applications
 - Currently lease to a long term tenant - \$380 per week plus GST
- Out goings - Council rates \$1853p.a.
Strata Fees \$3425p.a

The location advantages are significant, with Robin Hill forming an integral part of Bathurst's commercial and industrial precinct. This established suburb provides excellent connectivity to major transport routes, ensuring efficient logistics for your business operations. The area benefits from Bathurst's strong regional economy and continues to attract businesses seeking quality commercial premises.

- Convenient access to regional transport networks
- Part of Bathurst's established commercial district
- Professional business environment with neighbouring commercial enterprises
- Strong regional economic base supporting business growth

The unit's configuration maximises operational efficiency while providing the robust infrastructure that modern commercial operations require. With Bathurst's continued growth as a regional business centre, this property positions your enterprise at the heart of expanding commercial opportunities.

Don't miss this chance to secure this tenanted prime warehouse space in Robin Hill's thriving commercial landscape. This property offers the perfect blend of functionality, location, and

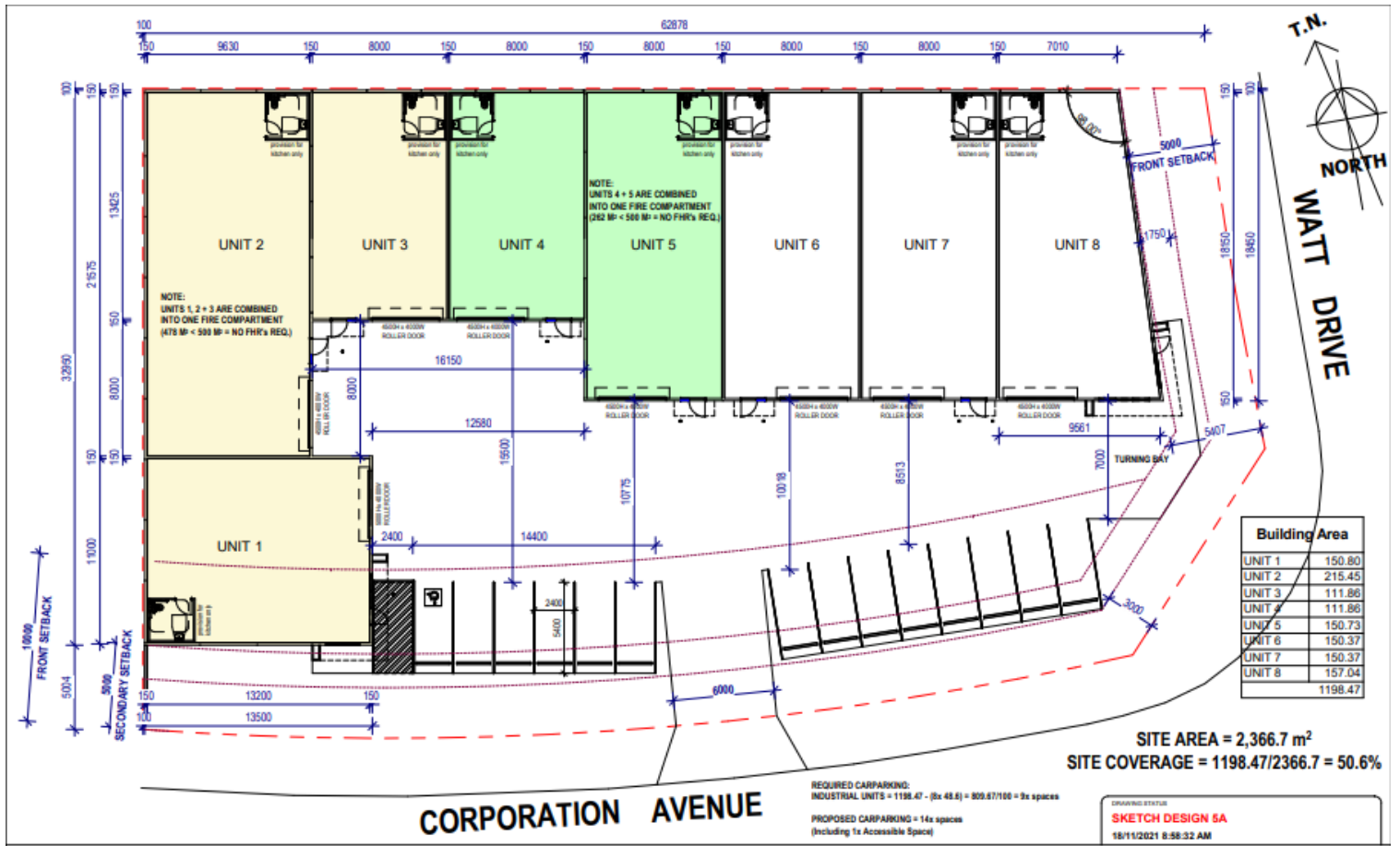
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PRICE:
\$375,000

OPEN FOR INSPECTION:
N/A



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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.