

## CROMER



The property is located in the heart of Cromer's industrial precinct with easy access throughout the Peninsula.

The property is fitted out for food preparation with the following features:

- \* 3 phase power
- \* Cool room
- \* Freezer
- \* Own amenities
- \* Small strata block
- \* 2 Parking spaces
- \* Separate internal office

The coolroom and freezer can easily be removed to convert the property into a normal industrial unit, suitable for a wide range of business types.

Unit	Warehouse m <sup>2</sup>	Office m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Sale Price
Unit 9	112			112	

Prices exclude GST

- Car Parking:** 2 parking spaces
- Zoning:** IN1 General Industrial
- Outgoings:** Estimated at \$5,500 p.a
- Sale Details:** 10% deposit, 6 week settlement

For further details contact **Nick Masselos** on **0419 993 978** or **nick@nbcommercial.com.au**



The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information. Areas subject to survey and consequently annual rentals may differ. All rentals and outgoing are exclusive of GST.

**Locally Owned & Operated**

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