

BROOKVALE



The property is well positioned in the heart of Brookvale within a comfortable walking distance to Pittwater Rd and close to all amenities.

This is a unique opportunity to purchase a freestanding Industrial building in Brookvale with the following features:

- Land Area 969m² / Building area 330m²
- Additional storage mezzanine 74m²
- Large hardstand yard/Ample onsite parking
- Excellent street frontage
- Easy level access for trucks and containers
- Open plan layout
- 3 phase power
- Air conditioned offices
- Male and female amenities and kitchen

The property would be suitable for both investors and owner occupiers who can benefit from the regentrification of Brookvale and the development potential the property offers.

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Sale Price
	330			330	

Prices exclude GST

- Car Parking:** Ample on site
- Zoning:** E4 - General Industrial
- Outgoings:** Water rates \$600 p.a; Council \$6,700 p.a; Land Tax \$10,400 p.a; Insurance \$5,960 p.a; Total \$23,660 p.a approx.
- 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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