

PROPERTY REPORT

For the marketing of

40 ORCHARD ROAD, BROOKVALE



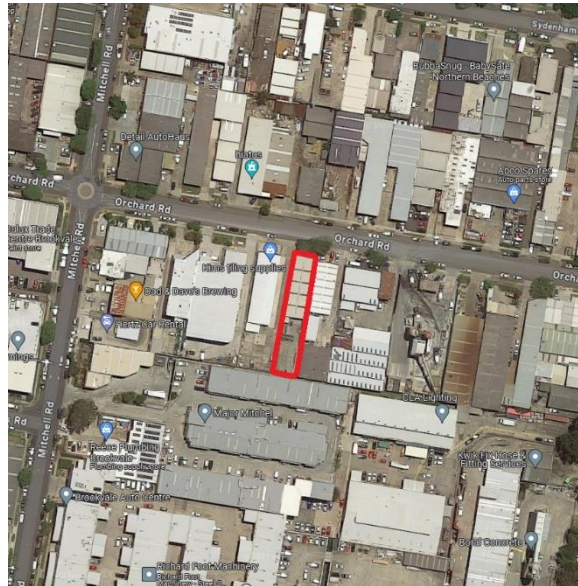
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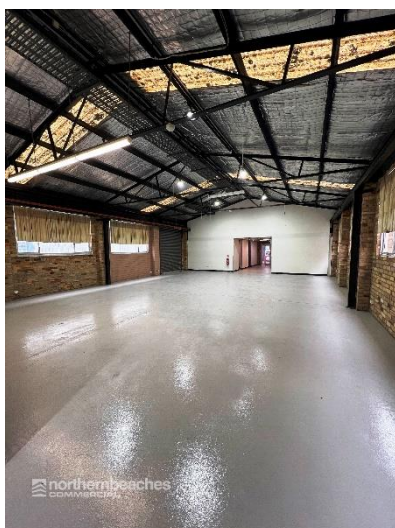
Location: The property is well positioned in the heart of Brookvale within a comfortable walking distance to Pittwater Rd and close to all amenities.



Description: 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.



Car parking: Ample on site

Zoning: E4 General Industrial

Title Details: Lot 5 of Section 3 in DP 30928

Outgoings:	Water Rates:	\$600.00 p.a
	Council Rates:	\$6,700.00 p.a
	Land Tax:	\$13,700.00 p.a
	Insurance:	\$6,000.00 p.a
	Total:	\$27,000.00

Sale Price: **\$3,990,000 plus GST if applicable.**

Disclaimer

The information provided in this report has been compiled as a general outline only for the convenience of prospective purchasers, and is not intended as legal, financial or investment advice and should not be construed or relied on as such.

All descriptions dimensions, areas, references to condition, use and occupation and all other details are given in good faith and are believed to be correct, however intending purchasers must make their own enquiries and consult further with their advisors, council and any relevant building consultants before proceeding.

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