

## BROOKVALE



This property is located in the heart of Brookvale with easy access to Pittwater Road, shops, Warringah Mall and other local amenities.

The property is a well presented storage unit with the following features:

- \* Located on the ground floor
- \* Easy vehicle access
- \* Roller shutter doors
- \* High clearance
- \* Dual street access
- \* Power available to unit
- \* Good lighting
- \* Security access 24 hours per day
- \* Additional 15sqm mezzanine

Don't miss this opportunity to buy a great storage unit in one of Brookvale's premier storage buildings.

Unit	Warehouse m <sup>2</sup>	Office m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Sale Price
Unit 25	21			21	

Prices exclude GST

- Car Parking:** On street
- Zoning:** E4 - General Industrial
- Outgoings:** Water \$13.68 p.a; Council \$689.41; Strata \$2,714.80 p.a; Total \$3,417.89 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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