



Level 1, 414 Gardeners Road, Rosebery NSW 2018

Circa 9% Yield

A prime investment opportunity in a high demand location, this commercial/creative space occupies the entire first floor of 'Gardeners Court' and offers a total area of 1,094sqm. The property includes basement secure parking for 3-4 cars and enjoys close proximity to local amenities, the airport and CBD.

- Currently occupied by printing business with generous open space
- Several office suites and expansive floor plan suitable for partitioning
- Private foyer and reception area, male and female rest room facilities
- Dedicated boardroom, large storage areas, staff room/kitchen
- Suit corporate offices, commercial purposes or creative enterprise
- Excellent security, abundant natural light and dual stairwell/lift access

Offices
FOR SALE

1018sqm



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