



## 1603 Botany Road, Botany NSW 2019

### Dual Level Warehouse on Prominent Corner

Occupying a prominent corner position, this dual level warehouse invites an exciting acquisition chance. Currently tenanted by a line marking company, it offers an immediate investment opportunity while you ponder the blocks future potential. Positioned over the road from CBD bound buses, the warehouse is placed within a walk of shops and eateries.

Industrial  
FOR SALE

325.9sqm

- Zoned B1 Neighbourhood Centre
- Large dual level warehouse comprising 325.9sqm total
- Tenanted until Oct 2019, net rental/outgoings & yield of \$54,000 pa + GST
- Mezzanine level ideal for offices/meeting room
- Two bathrooms with showers plus an additional toilet

**Ray White**

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