



, Sunshine West VIC 3020

## MODERN OFFICE WAREHOUSE WITH TWO LEVEL OFFICES - 743sq mtrs

Phone enquiries - please quote property ID 12113

Industrial

MODERN OFFICE WAREHOUSE WITH TWO LEVEL OFFICES - 743 m2

FOR SALE

\$990,000 Negotiable

? Total area 743m2 (inc's 194m2 office).

? Two storey office/showroom.

? At ground floor and at the rear of the office/showroom is a small kitchenette. Both female and male amenities are located here.

? The warehouse accommodation has both front and rear roller door access, with the front providing access to the carpark/driveway area and the rear door providing rear driveway access.

? Clearance to the front roller door is 5m with the rear roller door having 6m clearance to the rear laneway which runs along the northern boundary.

? Clearance to the warehouse is 8m to the high point of the roof.