



, Brookvale NSW 2100

## HOT COMMODITY STRATA FACTORY IN BROOKVALE!

SEE IT TODAY, TONIGHT, TOMORROW, ANYTIME YOU LIKE? CALL US, WE NEVER SLEEP :)

- | Gross floor area 176m<sup>2</sup>
- | Perfect for Fitness | Wholesaler | Builder
- | Ceiling height 3.7m
- | Projected rental return \$35,000 - \$40,000 (\$200-\$225 PPSQM)
- | Roller door access 3m height x 2.8m width
- | 1st floor strata factory with loading dock
- | Flexible floorplan with NO Columns
- | Sturdy besser block construction
- | Large windows with lots of natural light
- | Facade recently refreshed & repainted
- | 3 phase power points

Industrial  
FOR SALE

181.8sqm

**NOVAK**  
COMMERCIAL

**Mark Novak**

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