



Unit 10/7-29 Bridge Road, Stanmore NSW 2048

Versatile Sale Offering - Excellent Exposure

Located seconds from Parramatta Road, this multi-purpose workspace is a rare offering ideal for both owner occupiers and investors. This versatile strata opportunity is currently tenanted to "Freddy's Cafe" and a brochure distribution agency. The complex offers a communal rear lane access point, ideal for warehouse and truck access direct to the suite.

Features include:

- Ground floor cafe with direct street access
- Annual return of \$115,000 Nett + GST over 2 tenancies
- Tenants pay 100% of outgoings
- Easily sub-divided or combined (STCA)
- High clearance warehouse with easy truck / delivery access
- 4 undercover car spaces on title
- Short distance to str

Industrial
FOR SALE

336sqm