



## Unit 17/22-24 Princes Road, Auburn NSW 2144

### Investment Sale - Perfect For the Super Fund

Sutton Anderson are proud to present a great value office/warehouse investment for sale.

Features include:

- \* High clearance warehouse
- \* Clear span warehouse
- \* Mezzanine office
- \* Well proportioned office to warehouse
- \* 1 car space on title
- \* Low outgoings
- \* Currently leased at \$20,108 per annum Net
- \* Current lease term until 30th June 2023
- \* 4% annual rent increase

Industrial  
FOR SALE

119sqm



**Brad Sutton**

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