



Unit 45, 2 Hoyle Avenue, Castle Hill 2154

MUST BE SOLD - \$850K or closest offer!

- 159sqm warehouse + 41sqm office
- Bonus mezzanine (64sqm) + car space
- 5 parking spaces opposite the warehouse
- Rarely offered automotive strata complex

Location

Positioned immediately off Victoria Avenue, in the heart of the Castle Hill Trading Zone. Direct access to Windsor Road and only moments to M2 and M7 motorway.

Close to Castle Hill Tavern, Bunnings, train station, cafes and gyms. A great work / lifestyle location.

Description

Exceptional opportunity to buy an industrial unit which allows for Automotive / Mechanical Use – there are only few industrial developments in Castle Hill that allows this usage. Making this property always in demand and always 100% occupied.

With added benefits of plenty of street parking, bonus car space on title, 64sqm mezzanine (which can be removed at vendors cost), and low supply, this is the perfect investment! Inspect now!

Property Type:	Industrial
Office m²:	41
Warehouse m²:	159
Total Area m²:	200
Asking Rent:	\$37,000 + O/G + GST
Asking Price:	\$850,000
GST	All prices are exclusive of GST
Parking Spaces:	5
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