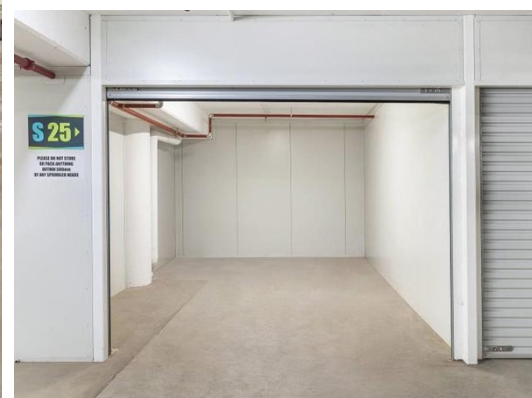
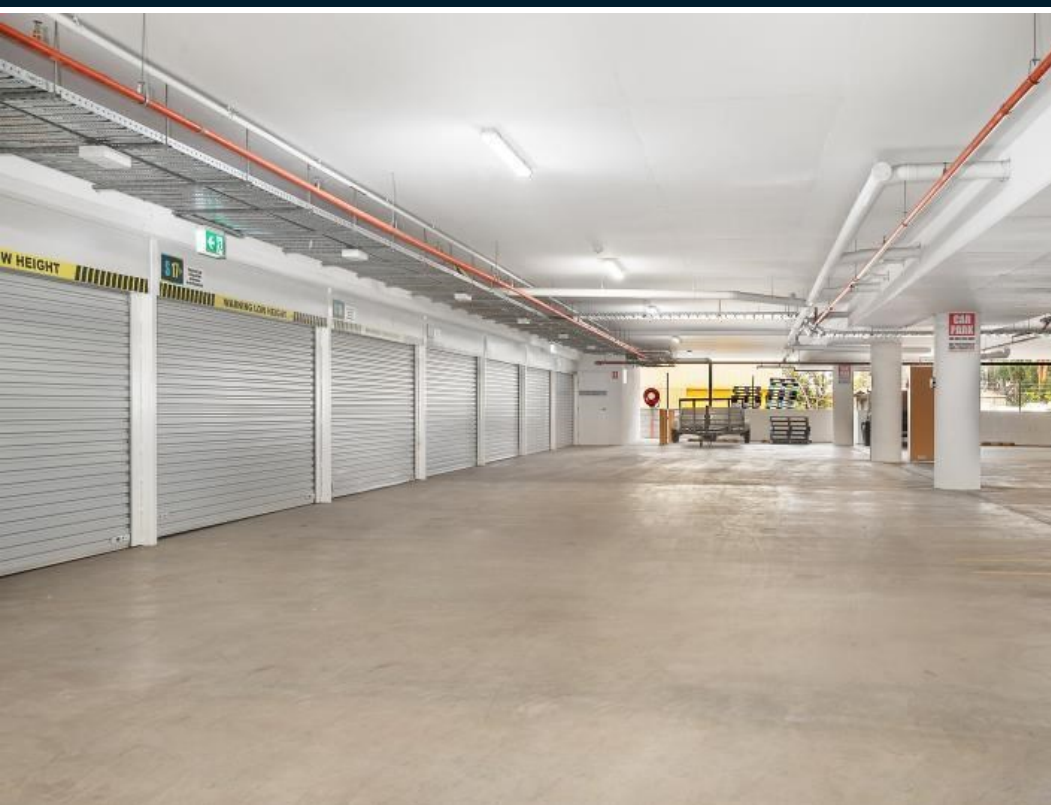


FOR SALE

partner
COMMERCIAL PROPERTY



S22, 14 Loyalty Road, NORTH ROCKS 2151

Tradies, frustrated wives & boys with toys - Only \$140,000 NO GST !!

- 2 Year, 6% rental guarantee on offer
- Vacant or great investment
- Single (28sqm) or double (43sqm) garage
- Empty garage, tool shed or store a car
- Security Guard + 38 HD Security Cameras
- IS THIS SYDNEY'S CHEAPEST INVESTMENT?

Location

Quick access to major roadways & streets to North Parramatta and James Ruse Drive. 5 minutes to the M2 and 10 minutes to the M4 motorway.



No bottle necks of traffic with multiple route options available. Plenty of designated and visitor parking onsite plus unlimited street parking.

Description

Tradies, frustrated wives & boys with toys - Solution only \$140K (NO GST)!!

- Need a secure storage unit ?
- Need to empty out your garage
- Store you tradesman's materials & tools, etc.
- Store your special car or motorbikes
- Available Vacant or with 2 yr. rental guarantee returning 6% + O/G

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Property Type:	Industrial
Office m²:	N/A
Warehouse m²:	28
Total Area m²:	28
Asking Price:	\$140K - \$210K (NO GST)
GST	All prices are exclusive of GST
Parking Spaces:	0
Contact:	
	David Brae 0478 166 118 david@partnercom.com.au
	Lee Pascoe 0408 687 344 lee@partnercom.com.au

101B/ 8 Century Circuit, NORWEST

FOR SALE



- NO GST on the advertised sale price !!
- Security gate with 38 security cameras
- 2 year old development

Lock Up Garage Options:

Storage – 28sqm
\$140,000

Storage – 43sqm
\$210,000

This could very well be Sydney's cheapest investment.

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101B/ 8 Century Circuit, NORWEST