

FOR SALE

partner
COMMERCIAL PROPERTY



Unit 40 and 41, 7 Salisbury Road, CASTLE HILL 2154

Investment or Occupy in 15 months - Dec. 2022 (2 units side by side)

- Invest or occupy in 15 months
- \$77,500 + GST PA (Gross)
- 264sqm warehouse + 86sqm office
- 2 Separate Strata Titles
- 2 roller doors + container drop off
- Across the road from Bunnings

Location



Located in the heart of Castle Hill Trading Zone - across from Bunnings. Walk to gyms, cafes & the Castle Hill Tavern.

Streets away from Norwest Shopping Centre, lakeside restaurants & the Castle Hill Golf Club.

Description

Great investment property or have the choice to occupy one or both units in 15 months time when the two current leases end (December 2022). Returning \$77,500 + GST per annum (gross).

Two units side by side on two separate titles providing great flexibility.

Property Type:	Industrial
Office m²:	86
Warehouse m²:	264
Total Area m²:	350
Asking Price:	\$1,495,000
GST	All prices are exclusive of GST
Parking Spaces:	6
Contact:	
	David Brae 0478 166 118 david@partnercom.com.au
	Lee Pascoe 0408 687 344 lee@partnercom.com.au

partnercom.com.au

101B/ 8 Century Circuit, NORWEST

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Partner Commercial Property has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Partner Commercial Property accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website partnercom.com.au.