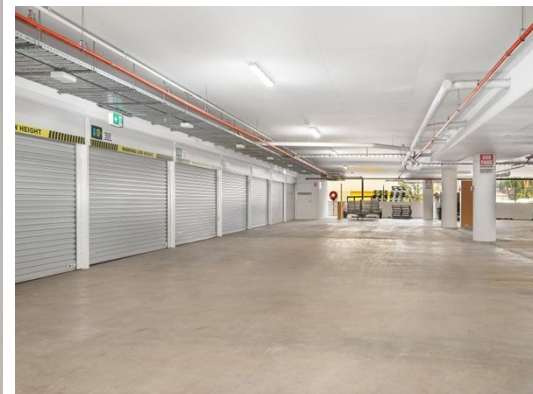


# FOR SALE

**partner**  
COMMERCIAL PROPERTY

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## S28, 14 Loyalty Road, NORTH ROCKS 2151

**STOREROOM - OCCUPY OR GREAT RENTAL EARNER + BEST DEVELOPMENT !**

- Vacant or great rental earner !
- 23sqm (secure basement)
- Store - tradesman materials, tools etc
- Store - special cars, motorbikes etc
- 5 years old + 38 HD Cameras

### 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 visitor parking onsite plus unlimited street parking.

### Description

Are you a tradie looking for cheap storage or man cave? Free up space or empty out the garage? Store your prized possessions in a highly secure compound !

This 23sqm storage unit is your solution, located in the secure basement carpark surrounded with high tech security cameras – lighting and power available.

|   |   |
|---|---|
| <b>Property Type:</b>   | Industrial  |
| <b>Office m<sup>2</sup>:</b>  | N/A   |
| <b>Warehouse m<sup>2</sup>:</b>   | 23  |
| <b>Total Area m<sup>2</sup>:</b>  | 23  |
| <b>Asking Price:</b>  | \$170,000 + GST   |
| <b>GST</b>  | All prices are exclusive of GST                                     |
| <b>Parking Spaces:</b>  | 0   |
| <b>Contact:</b>   |   |
|  | <b>Julian Shankland</b><br>0447 850 414<br>julian@partnercom.com.au |
|  | <b>David Brae</b><br>0478 166 118<br>david@partnercom.com.au        |

[partnercom.com.au](http://partnercom.com.au)

101B/ 8 Century Circuit, NORWEST

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