

FOR SALE



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Unit 16, 14 Loyalty Road, NORTH ROCKS 2151

ONLY \$459,000 – GREAT RENTAL EARNER + BEST DEVELOPMENT !

- Great \$\$ earner (periodic lease) !
- 33sqm warehouse + 22sqm mezzanine
- 6m clearance + NBN + power
- 5 years old + 38 HD Cameras
- Perfect storage solution !



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

Great investment opportunity to secure a tenanted, 5 year old modern warehouse in North Rocks best development (no competition) - most of all, at a very AFFORDABLE price ! Solid rental return of \$22,800 + GST (Gross) per annum. Tenant currently on a periodical lease and keen to stay. These units are in high demand due to its prime location, entry price point and flexibility of usage. Run your business from the premise (power & internet) or empty out your garage, store your tradesman's materials, tools, or most prized possessions (highly secure).

Property Type:	Industrial
Office m²:	22
Warehouse m²:	33
Total Area m²:	55
Asking Price:	\$459,000 + GST
GST	All prices are exclusive of GST
Parking Spaces:	0
Contact:	
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