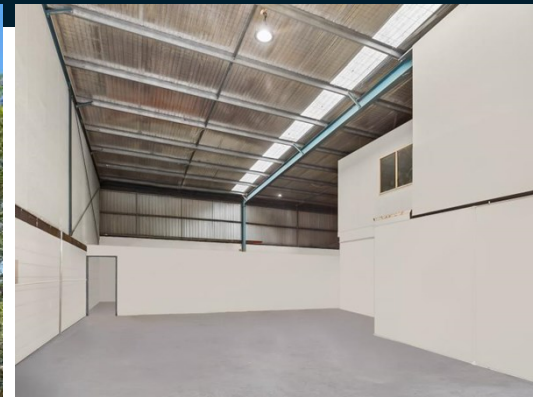


# FOR SALE

**partner**  
COMMERCIAL PROPERTY

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## Unit 35, 8 Victoria Avenue, CASTLE HILL 2154

PRIME VICTORIA AVE LOCATION + MECHANICAL USE \*STCA


- Highly sought after "Victoria Ave"
- 255sqm high clearance warehouse
- 51sqm A/C office (+ bonus 30sqm mezz)
- Potential mechanical usage \*Stca
- \$29,120 + GST - Income (for part office)

### Location

Located in the heart of the Castle Hill Trading Zone. Quick access to Windsor Road, M2 and M7. Short walk to Castle Hill Tavern, gyms, cafes, Bunnings and The Metro Rail Station.

### Description

A rare opportunity to secure a 306sqm warehouse in high demand complex along Victoria Avenue, with great truck access and unloading facilities (with potential mechanical usage \*STCA). Part of the office (51sqm) is currently leased returning \$29,120 + GST (Gross) pa. A great source of income, or future expansion space - while the remaining 255sqm high clearance warehouse + bonus 30sqm mezz. office is ready to occupy NOW or can be easily rented as this complex is always in high demand !

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	51
<b>Warehouse m<sup>2</sup>:</b>	255
<b>Total Area m<sup>2</sup>:</b>	306
<b>Asking Price:</b>	\$1,985,000 Excl. GST
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	5
<b>Contact:</b>	
	<b>Julian Shankland</b> 0447 850 414 julian@partnercom.com.au
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au

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

101B/ 8 Century Circuit, NORWEST

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