

# For Sale

37 Warren Avenue BANKSTOWN









## FANTASTIC FREESTANDER

### Description

- \* Large first floor office of 227m<sup>2</sup>
- \* Ground floor showroom of 113m<sup>2</sup> plus warehouse of 338 m<sup>2</sup>
- \* Warehouse area offers clearance up to 5.8m
- \* 3 tonne goods lift from warehouse to 1st floor
- \* Suit owner occupier offered with vacant possession

All dimensions and figures are approximate.  
Unless stated, all prices quoted are exclusive of GST.

	<b>Warehouse</b> 338m <sup>2</sup>		<b>Office</b> 227m <sup>2</sup>
	<b>Showroom</b> 113m <sup>2</sup>		<b>Ceiling Height</b> 5.8m
	<b>Goods Lift</b> Can hold up to 3 tonne		<b>Parking</b> 3

<b>Building Area sqm:</b>	Office	227
	Showroom	113
	Warehouse	338
	<b>Total Area:</b>	<b>678</b>

<b>Asking Price:</b>	\$1,550,000.00
<b>Zoning:</b>	IN1 General Industrial
<b>Council:</b>	Canterbury-Bankstown



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