



5/20-22 Thornycroft Street Campbellfield, VIC

## A LITTLE BEAUTY! INVEST OR OCCUPY.

Superbly positioned in the heart of Campbellfield with easy access to the Metropolitan Ring Road, Hume Freeway, Cooper Street and only minutes from the Epping Wholesale Markets. No GST payable on the sale as a current lease is in place.

- \* Concrete tilt panel constructed warehouse of 95m2 (approx.)
- \* Month to Month tenancy currently returning \$15,503.52 PA plus outgoings and GST
- \* High clearance electric roller door access
- \* 3 Phase power available
- \* Two onsite carparks
- \* Secure gated complex with keypad access
- \* Toilet and kitchenette
- \* Zoned Industrial 1

**Price:** SOLD - \$335,000

**Council Rates:** \$0.00 p/q

**Water Rates:** \$0.00 p/q

**Strata Rates:** \$0.00 p/q



**Michael Sabelberg**

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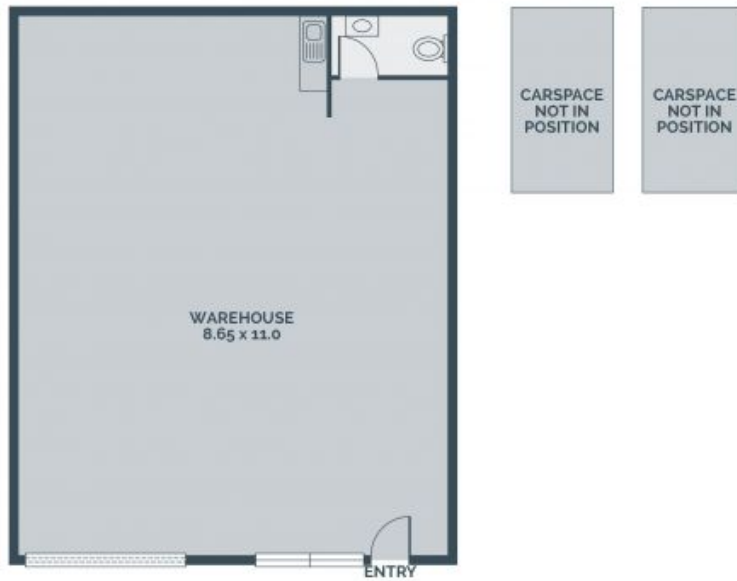
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Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

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