



21 Bridge Street, Picton

Prime Picton Opportunity! Occupy - Invest - Re-Develop!

The property presents a versatile industrial opportunity suited to owner-occupiers, investors and developers alike. Positioned on a substantial site with an exceptionally wide frontage, the property offers flexibility, functionality and future upside rarely found in the market.

The building is divided into two tenancies, providing multiple options for immediate occupation, leasing or repositioning.

Tenancy 1 was previously occupied by a gym and has undergone a quality refurbishment, now fully fitted out and ready for immediate occupation.

Tenancy 2 currently occupied by Picton Mowers and can be offered with vacant possession, allowing buyers the flexibility to occupy, lease or reconfigure the space to suit their requirements.

Key Features:

- Wide frontage
- Excellent exposure
- Portal fame design
- Internal clearance from 3m-3.7m (approx.)

FOR SALE
Contact Agent

BUILDING AREA
592sqm

AGENTS

Aaron Ward
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AGENCY

Macarthur
(02) 4620 6111

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

- Roller door access to both tenancies
- Ample parking onsite

For further details contact Exclusive Agent Aaron Ward 0404 082 445

Disclaimer: This information is provided as general information only.

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- All areas are approximate. **Any figures quoted are indicative only and is subject to final negotiation and owner approval.

MORE DETAILS

Property ID	K34GVV
Property Type	Other
Building Area	592 m2
Land Area	1971.4 m2

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