

4/12 Forge Street, Blacktown

Great Location | Excellent Size | Strong ROI Potential

LJ Hooker is proud to present this affordable industrial opportunity-ideal for investors or owner-occupiers alike. Positioned in one of the area's busiest industrial precincts, this property offers outstanding exposure and functionality for businesses looking to grow.

Conveniently located with easy access to Sunnyholt Road and the M7 Motorway, this is a highly practical and versatile space.

Key Features:

- Total area approx. 99m² (86m² internal)
- Allocated car park
- Ample space for trucks and containers
- Ground-floor office space
- Additional storage or second office upstairs
- Mezzanine area
- 1 bathroom plus second toilet (his & hers)
- Roller door and separate main entry for easy access
- Short-term lease available —(going concern)
- Strata levies: approx. \$744.48 per quarter

An outstanding opportunity in a tightly held industrial location-perfect

FOR SALE

\$699,000 - \$719,000

BUILDING AREA

86sqm

AGENTS

Poyan Modaressi
0426 805 123
pmodaressi.blacktown@ljhooker.com.au

AGENCY

LJ Hooker Blacktown
(02) 9621 1222

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.



for investors seeking strong returns or businesses wanting a strategic base.

For all enquiries contact Poyan Modaressi on 0426 805 123.

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MORE DETAILS

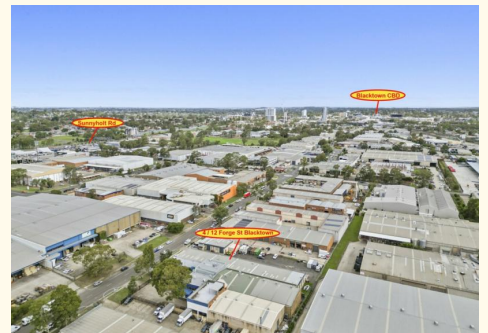
Property ID	2DDMF8K
Property Type	Industrial/Warehouse
Building Area	86 m2
Land Area	99 m2
Outgoings	\$2,977.00
Parking	4

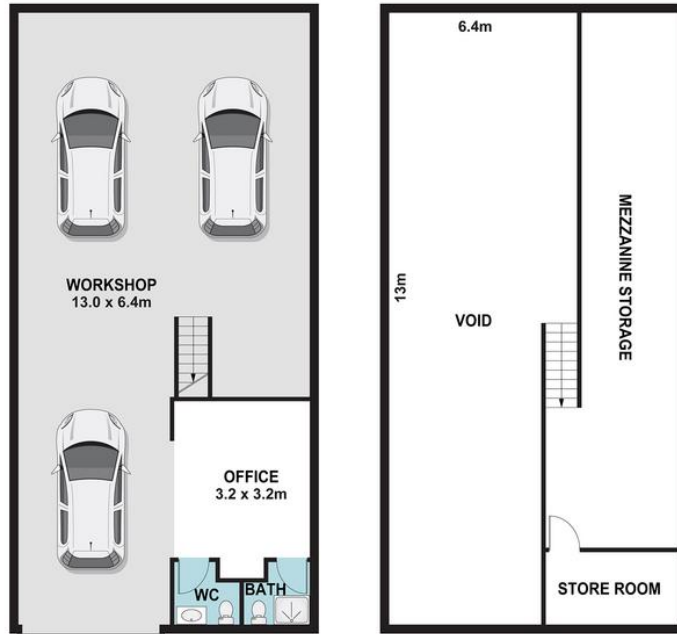
Poyan Modaressi 0426 805 123

Licensed Real Estate Agent & Auctioneer |
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LJ Hooker Blacktown (02) 9621 1222

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0 1 2 3 4
Scale in metres. Indicate only. Dimensions in m approximate.



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