

6/17-19 Industrial Road, Oak Flats

Another property **SOLD** By Craig Hyde of L J Hooker Albion Park Rail

Another property **SOLD** by Craig Hyde of L j Hooker Albion Park Rail

For Sale: Industrial/Warehouse Space in Prime Location - 6/17-19 Industrial Road, Oak Flats

Price Guide: \$365,000-

Discover a fantastic opportunity to invest in a well-located industrial/warehouse property in the heart of Oak Flats! This versatile space, constructed in 1990, offers a generous building area of 66sqm, making it ideal for a variety of business uses. The existing long-term tenant is on a brand new 3-year lease with CPI increases yearly.

Rental is \$23,100-00 pa gross (or \$1,750-00 plus GST pm) Existing tenant has a long-term contract with Corpus Christi High School to provide uniforms.

Property Features:

FOR SALE
\$342,500-

BUILDING AREA
66sqm

AGENTS

Craig Hyde
0404 497 521
chyde.albionparkrail@ljhooker.com.au

AGENCY

LJ Hooker Albion Park Rail
(02) 4256 3344

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.



Spacious Layout: The open floor plan provides ample room for storage, manufacturing, or workshop activities, allowing you to customize the space to suit your business needs in the future.

- **Flooring:** The property features sturdy flooring suitable for heavy equipment and high foot traffic, providing a practical foundation for your business activities.

Well-Designed Neighborhood: Located on Industrial Road, this property benefits from a thriving industrial community, surrounded by other businesses that enhance the area's economic vitality.

Outdoor Space: Enjoy the convenience of outdoor access, perfect for loading and unloading goods or simply taking a break in a peaceful environment.

Accessibility: With easy access to major roads, this location ensures excellent connectivity to surrounding areas, making it convenient for clients and suppliers alike.

This industrial/warehouse space is a rare find in such a prime location, offering both functionality and potential for growth. Whether you're an investor looking to expand your portfolio or a business owner seeking the perfect space to operate, this property is worth considering.

Don't miss out on this opportunity! Contact Craig Hyde via email on: chyde.albionparkrail@ljhooker.com.au for further details or to arrange a private viewing and explore the possibilities that await at 6/17-19 Industrial Road, Oak Flats.

MORE DETAILS

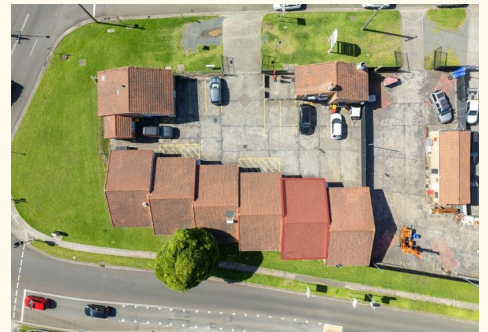
Property ID	MS3G55
Property Type	Industrial/Warehouse
	2
Building Area	66 m2

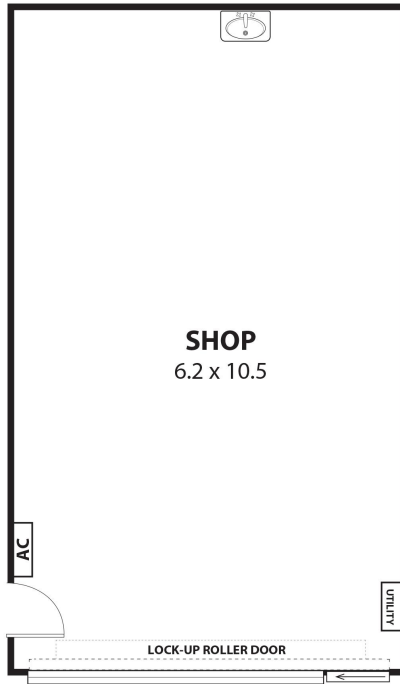
Craig Hyde 0404 497 521

Director/Area Specialist | chyde.albionparkrail@ljhooker.com.au

LJ Hooker Albion Park Rail (02) 4256 3344

195A Princes Highway, ALBION PARK RAIL NSW 2527
albionparkrail@ljhooker.com.au | albionparkrail@ljhooker.com.au





6/17 INDUSTRIAL RD, OAK FLATS
Combined Internal Space 65m²



Plans shown are for presentation purposes and are not part of any legal document or title and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted.

Louka
wearelouka.com

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.

