



## PARRAMATTA PARK

## 8-10 Victoria Street

\$500.00 per week plus GST - Negotiable

### FRINGE CBD INDUSTRIAL

It's not pretty, but with the owners willing to give the building fascia a makeover and carry out building modifications to suit long-term tenants, you could really stand out here. Either that or rent it as-is and take advantage of very reasonably priced rent. This property is ideal for plenty of industrial uses including storage, manufacturing through to mechanical or even a second-hand furniture showroom. A dividing wall separates the tenancy from the adjoining tenancy, which could easily be removed to provide a single larger tenancy of 810m<sup>2</sup>\*.

- > 405m<sup>2</sup>\* Shed Area
- > Can Open Up To 810m<sup>2</sup>\* If Needed
- > Zoned Industrial
- > Clear-span Design
- > Three Phase Power
- > Owner Willing To Install Air-conditioned Office / Mezzanine

#### PROPERTY DETAILS

Lots 11 & 12 on RP701395	
<b>Shed Floor Area</b>	405m <sup>2</sup> *
<b>Zoning:</b>	Industry
<b>Property Type:</b>	Freehold

#### AGENT DETAILS



**Stuart Carr**  
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Contact Stuart Carr on [stuart.carr@gocommercial.net.au](mailto:stuart.carr@gocommercial.net.au) or 0408 066 517 for more information, to arrange an inspection or to place your offer to lease 8-10 Victoria St.

*\*Approximately*

*Disclaimer: In preparing this information Go Commercial (Cairns) has used its best efforts to ensure that the information contained is true and accurate, however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.*



## AERIAL MAP - 8-10 VICTORIA STREET, PARRAMATTA PARK

