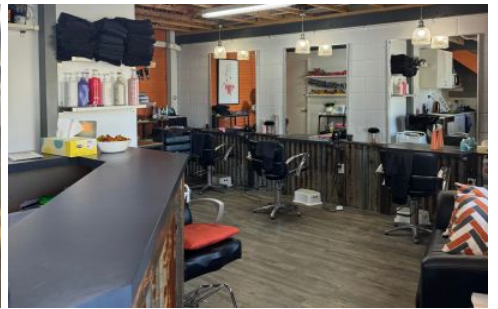


Ian McNamee & Partners



4/8 Gregg Place Crestwood NSW

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Rates: \$2415.15 per annum
Strata: \$406.45 per quarter
Ground Floor Size: 36m² (approx)
Mezzanine Size: 30m² (approx.)
Current Rent: \$715 per month
Potential Rent: \$2,500 per month

Price : \$230,000 plus GST
Building Size : 66 sqm
View : <https://www.mcnamee.com.au/sale/nsw/capital-monaro-snowy/crestwood/commercial/industrial/8088591>

An exceptional opportunity awaits with this versatile commercial warehouse for sale. Spanning a total of 66m², the property features a mezzanine level perfect for storage, a fitted reception desk, and a private toilet and sink. It includes an allocated car space for convenience. Currently tenanted by a thriving hairdressing business and willing to sign a new lease this warehouse is perfectly located just a 5-minute drive from Fyshwick ACT and a 6-minute drive from Queanbeyan CBD. Whether you're an investor seeking a reliable income stream or a business owner looking for a strategic location, this property promises excellent potential and accessibility.



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