

# AUCTION

78 Harley Crescent, CONDELL PARK



NIEMEYER



Type	Office m <sup>2</sup>	Warehouse m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Sale Price
Unit 6	65	229		294	AUCTION

Areas are approximate only.

## Location

Located in the heart of Condell Park's industrial precinct. Within close proximity to the M5 Motorway and minutes away from Milperra Road.

## Description

This food preparation facility is a must see for all those looking to expand their business in the food industry.

All the hard work is done, move straight in and let your business benefit right away (STCA). It includes 2 coolrooms, food preparation area, and a freezer room.

- Building Area 294m<sup>2</sup>
- Epoxy Floor Coverings
- Coolrooms / Freezers / Food Processing Rooms
- Extensive office fit out with ducted reverse cycle Air conditioning
- Features a roller shutter door with awning, self-contained kitchen, bathroom and amenities including showers.
- Parking is allocated to each unit and there is ample turning area between units

Site Area: 0 m<sup>2</sup>  
Outgoings:  
Car Parking: 3 car spaces  
Zoning: Industrial  
GST: All figures ex GST  
Auction Date: 30/11/2018

## Contact

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