

# FOR SALE

Unit 3/20 Eric Road,  
SEAFORD



- Community titled colourbond warehouse of approx. 198 Sqm<sup>2</sup> with high access roller door, ample 3 phase power, amenities incl. disabled and mezzanine above office area.
- Built in storage cupboards, approx. 4.8M at eaves, insulated roof with polycarbonate sheets providing natural light
- Rendered office approx. 18 Sqm<sup>2</sup> including kitchenette with under bench cupboards, floating floor, shelving and roller shutters to windows providing good security. – Optional additional internal storage room.
- Located on a fully concreted and fenced site, within a group of three units with allocated site area approx. 404 Sqm<sup>2</sup>, including area of building.

**\$325,000 Plus GST**

**Enquiries: Jenny Howkins 0416 188 098**

RLA 263 799

Please note that the information contained herein is meant as a guide only. Neither the

Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.