



Member of REIWA

Licensed Real Estate Agents
Commercial Sales – Leasing & Property Management
The Commercial and Industrial Property Specialists

LOCATION Approx. 1189sqm

TITLE PARTICULARS An Estate in fee simple being Lot 192 Plan 5389 Certificate of Volume 1148 Folio 776

TOWN PLANNING
From our discussions with a Town Planner with the City of Bayswater we have been advised the zoning is **General Industrial**

SERVICES All normal services are available to the property. We have been advised deep sewer is not available.

COMMENTS This block we have for sale is unique the purchaser will acquire a site with **SPACE &** land with a **VIEW with Two street** frontages.
Unlike the other blocks for sale in Bayswater where you are packed in like sardines 45 Irvine is a corner block positioned on the high side in the Bayswater Industrial area on the corner of Irvin and Cullen street.

Purchase Price

\$595,000 plus gst

To discuss the opportunities and inspect give me a call.

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