



## 15-17 Gartmore Avenue, BANKSTOWN 2200

326sqm - Quality Office & Warehouse with Additional Mezzanine of 134sqm

### Description:

M5 Industrial Property Services is pleased to present this Modern Strata Unit to the market for Sale. Strategically positioned moments from Fairford Road and the M5 Motorway on and off ramps. Unit 10 will be sold as a "Going Concern" which means there will be No GST payable on the purchase price. The current lease has approximately 5 months remaining which opens the door for owner occupiers or investors alike.

### Property Features:

- Total Floor Area: 460sqm (Including additional Mezzanine)
- Warehouse Size: 268sqm
- Original Office: 58sqm + 60sqm Additional
- Additional Storage Mezzanine: 74sqm
- Car Spaces: 3 Parking Spaces
- Roller Doors: 1 x Container Height Motorised Roller Shutter
- Amenities: Male & Female Bathrooms and Kitchenette
- Council: Canterbury Bankstown Council
- Zoning: IN2 Light Industrial
- To be Sold as a Going Concern - GST is Not Applicable

For any questions or to book an inspection, please call the exclusive listing agents.

<b>Premises:</b>	Unit 10
<b>Office m<sup>2</sup>:</b>	N/A
<b>Warehouse m<sup>2</sup>:</b>	326
<b>Total m<sup>2</sup>:</b>	326
<b>Price:</b>	\$1,479,000
<b>Method:</b>	Private Treaty
<b>Contact:</b>	<p><b>Isaac Neary</b> 0437 025 059 isaac@m5industrial.com.au</p> <p><b>Josh Biner</b> 0411 601 323 j.biner@m5industrial.com.au</p>