



### 36/4-7 Villiers Place Cromer NSW

Opportunities to secure warehouses like these, don't come up very often on the Northern Beaches.

Looking to set yourself up with an ideal well-sought after investment? Want to give your business and staff a professional and operational lift by being immersed in the newest warehouse complex on the Northern Beaches? Then look no further.

Your business or investment will flourish, with all the facilities and increased efficiencies that will come with this well-designed high clearance warehouse.

The warehouse is positioned near the front entrance on the ground floor of a brand new complex. Boasting 250sqm of building, including 64sqm of internal elevated office; plus 3 car spaces, this is a must-see building. The property would suit an owner-occupier or wise investor, looking for an income of an estimated \$65,000 Gross Plus GST per annum.

**Type** : Industrial  
**Building Size** : 250 sqm  
**View** : <https://portfolio.websites.reapit.com.au/lagoon/sale/nsw/northern-beaches/cromer/commercial/industrial/6671999>



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