

1/6-8 Braidwood Street Strathfield South, NSW

### Industrial Investment Opportunity with Development Upside.

Stone Commercial, are thrilled to bring to market for Sale via Auction 1/6 Braidwood Street, Strathfield South.

This presents a rare opportunity to acquire a industrial site within meters of Liverpool Rd/ Hume Highway & 150m from Roberts Rd & Centenary Drive providing easy accessibility to both M4 & M5 motorways

The subject property spans over (247 sqm) of total site area, consisting of Warehouse, Mezzanine + (3) secure on site car spaces.

Key features of this site include:

- Total site area of 247 sqm
- Centrally located to and from all destinations and major motorways
- Tenant pays 100% of outgoings
- B6 Business Corridor ...

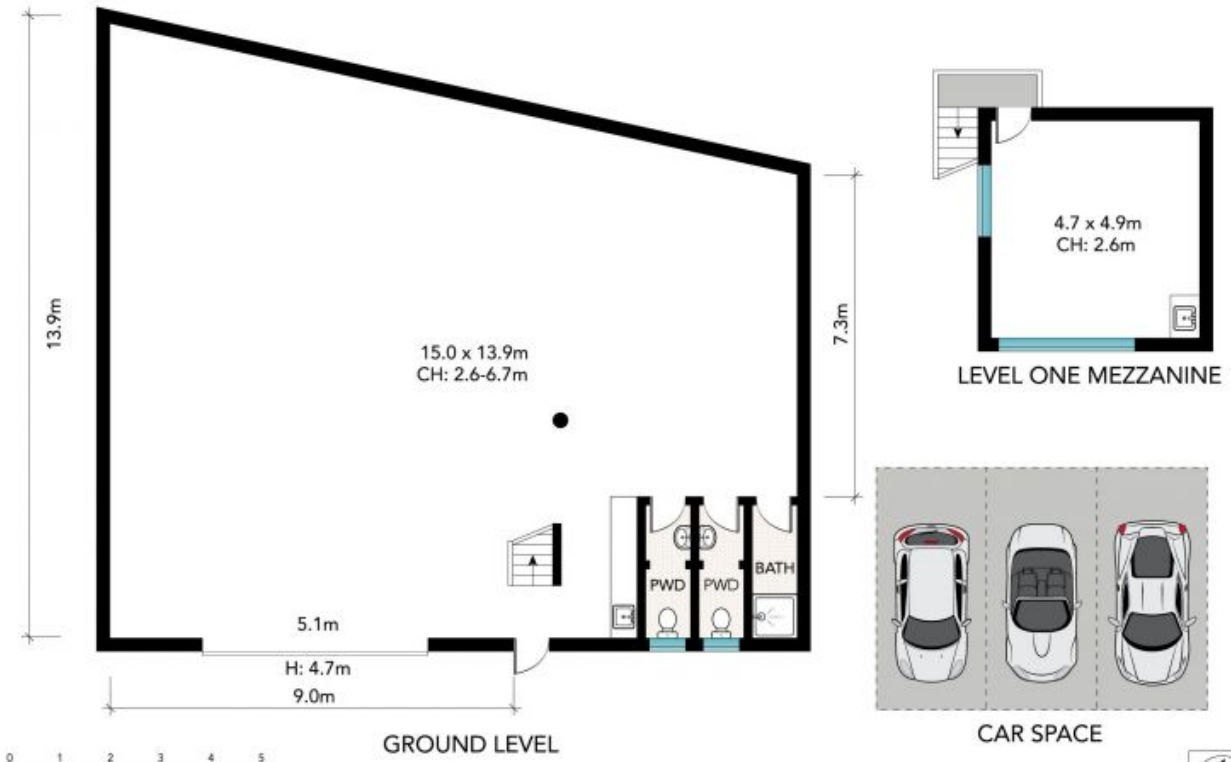
**Price:** Sold - Contract Agent  
**Council Rates:** \$0.00 p/q  
**Water Rates:** \$0.00 p/q  
**Strata Rates:** \$0.00 p/q



**Paul Di Mauro**  
 0431 099 976



**Rick (Riccardo) Pignetti**  
 0439 398 959



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INT: 213 m<sup>2</sup>



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