



8/34 Hinkler Avenue Rutherford, NSW

### Opportunity knocks!

The key objectives of the zone is to enable a mix of business, warehouse usage and specialised retail premises that require a large floor area in locations that are close to and that support the viability of surrounding centres ? opening up a multitude of different opportunities and potential!

- 214SQM of floorspace + mezzanine
- Located in an established commercial / retail precinct
- Good exposure due to dual street access
- 2 private car spaces, 6m high roller door provides internal access to warehouse
- Realistic rental potential of \$30,000p.a

**Price:** \$490,000 - \$535,000  
**Council Rates:** \$0.00  
**Water Rates:** \$0.00  
**Strata Rates:** \$0.00



**Matthew Clarkson**

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