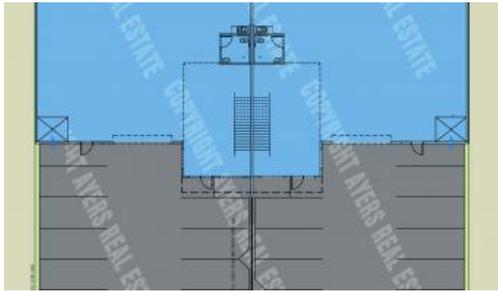




## 5 Carbonate Rd, Wangara



### 2 STAND ALONE STRATA UNITS

- \* Street front units in 2 unit development
- \* Strata allocated parking
- \* Approx. 7.5m average truss
- \* Disabled WC, plumbed for future shower
- \* Direct electric roller shutter access | 4.8m W x 5m H
- \* 3 Phase power 100mm mains conduit
- \* LED hi-bay lighting & skylights
- \* Reinforced concrete car park
- \* Room for 12m container set-down
- \* Garrison front fence & electric gates
- \* Individually fenced
- \* Individually electric meter
- \* Water submeters
- \* Concrete Mezzanine

Unit 1 - 500sqm Warehouse + 50sqm Mezz | Total Area - 550sqm - Sale: \$852,500 | Net Lease: \$55,000 p/a

Unit 2 - 544sqm Warehouse + 50sqm Mezz | Total Area - 544sqm - Sale: \$843,200 | Net Lease: \$54,000 p/a

Plus GST | Plus Outgoings

<b>Price</b>	SOLD
<b>Property Type</b>	commercial
<b>Property ID</b>	1867

#### Agent Details

Leo Rizzo - 0418 924 075  
 Graeme Appleton - 0429 822 877  
 Robert Zeiser - 0418 150 521

#### Office Details

Ayers Real Estate  
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*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*