



## 46A Berkshire Road, Sunshine North

Main road exposure, corner block with ample parking

Ideal opportunity for car mechanic or auto electrician, with all equipment and tools ready to be used since current mechanic is looking to retire after 27 years of successful business.

This prime commercial property has car spaces at front and rear, side access point, great exposure to a high level of passing traffic and within easy access to Western Ring Road.

Additional parking on the side of the building.

Building area 152 m2 (approx.)

Land size including building 326m2

Consisting: office, storage, workshop including toilet.

All equipment, tools and fitting sold separately for \$100,000 (negotiable).

Lease terms 3 x 3

Rent \$450 per week

Outgoings \$3,500 per annum (approximately).

 326 sqm

**23,400**

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