



Unit 10
182-186 Manns Road WEST GOSFORD

High Exposure Low Price

Area m²: 107
\$/m²: \$2,196
Sale Price: \$235,000 + GST if applicable
GST: Exclusive
Parking: 2
Contact:

Mark Davies
0422 442 858
mark@chapmanfrazer.com.au

Location:

Positioned in the West Gosford industrial precinct this location is home to a large number of national identities, traders, service providers and specialists attractions such as Coles, Bunnings Warehouse, Office Works, Spotlight, Anaconda, Dan Murphy's Domayne, Repco, McDonalds, and Gosford Classic Car Museum to name a few. With easy access to public transport, the Sydney / Newcastle M1 Motorway, Gosford CBD & Gosford Hospital.

Description:

A high exposure older style industrial unit at the northern gateway to West Gosford industrial precinct.

This unit is approx. 107sqm on the ground floor, currently has a mezzanine storage area, 2 car spaces on title, a large roller door at the rear and pedestrian access at the front.

This unit is currently tenanted on a month to month arrangement.

This is a fantastic unit for either owner occupier or an investor looking to value add.

- Entry level industrial unit
- Zoned IN1 Industrial
- Plenty of potential