



1049 Victoria, West Ryde

Offices, Other

## By far the best boutique office building in West Ryde, on Victoria Rd,

Fitted out and refurbished three storey commercial building

Office area 900.0 sqm.

Highlights:

Building area 900.0 sqm.

• Fully leased to long term quality tenants

Sale price \$4,550,000.00

• Net income approx \$196,000

• Tenants pay all outgoings

- Building area of 984 sqm\* across 3 levels, plus 229sqm\* used as storage space
- Dual street frontage onto Victoria Road and Dickson Lane
- Zoned Mixed Use allowing versatile uses and future development upside^ (stca)
- 3 undercover onsite parking at rear with potential for more
- High exposure to tens of thousands of cars daily
- 300m\* to West Ryde Marketplace and 450m\* to the Bus & Railway Interchange (approx)

Quality fitout including workstations, meeting rooms, kitchenettes, air conditioning, updated timber floor and new carpets. Modern amenities such as fibre to the premises and solar panels are installed.

Disclaimer: This document will not form part of any agreement. Information is provided by outside sources. Griffin Property, its directors, representatives cannot guarantee accuracy, all parties are advised to make their own enquiries. Dimensions are approximate and subject to survey.

