



## 0061 address available on Request Campbellfield VIC

- Located in a very busy street on the Northern Suburbs.
- All machinery in top condition ready for use, and all owned by the business owner
- Large warehouse size of 450m<sup>2</sup> approx. with high ceilings.
- Mezzanine with ample storage space.
- Tidy and modern show room.
- Large separate office space with full kitchen.
- The business includes a forklift and a small removal truck.
- Solar panels installed on the building, cutting power bills down to low costs.
- Business being owned by the landlord creates opportunity to decide your tenancy period, - - The rent will be very accommodating in correspondence to the area.
- The owner is still taking in jobs that will be handed onto you, creating ample opportunity.

**Price** : \$249,000

**View** : <https://www.ypa.com.au/7932182>



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