



## 9 Storey Ave Eden

### CRACKER JACK INDUSTRIAL

Stonking 380m<sup>2</sup> (40m x 9.5m) heavy industry workshop set on an easy access 2516m<sup>2</sup> (zoned E4 General Industrial) allotment. The building features 4 entrances, high clearance drive through capacity, two offices, bathroom + lunchroom facilities, small mezzanine/storage, 3 phase power and certified wash down pad and separator unit. Sewer and town water are connected. **Full particulars and inspections contact Chris Wilson Real Estate.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

📏 2,516 m<sup>2</sup>

<b>Price</b>	\$850,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	2085
<b>Office Area</b>	0
<b>Land Area</b>	2,516 m <sup>2</sup>

#### Agent Details

Chris Wilson - 0427 003 406

#### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583

