

Raine&Horne® Commercial

WOLLI CREEK
3 Argyle Street

480 sqm

3 

Freestanding Clearspan Factory with Development Upside

Sold

Situated just off the Princes Highway this well-maintained and fully air-conditioned factory is ready to be transformed into your ideal business premises or lucrative investment. Equipped with a loading dock, an upstairs office area, male and female toilets and 3 parking spaces. The property is also conducive to future development, zoned Mixed Use with a building height of 31metres and an FSR of 2.5:1.

Key Features:

- > First-floor office of approximately 100sqm
- > 12m* wide by 34m* long block
- > 480sqm * building area
- > 404.7 sqm* land holding
- > 3 phase power

Property ID	L1198283
Property Type	Industrial/Warehouse
Building / Floor Area	480
Car Spaces	3
Land Area	404.0 sqm

AGENT

Ben Ayers
 0404 097 094
 bayers@rhcss.com.au

> 400m to Arncliffe Station

> 650m to Wolli Creek Shopping Precinct

> MU1 Mixed use Zoning

> Short term lease in place

> Colorbond Roofing

> Extremely appealing position within close proximity to numerous main roads and freeway entry and exits

*All amounts, areas and distances are approximate