

### 655 Botany Road Rosebery NSW

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Stunning character filled warehouse conversion 164sqm.

Ideal for Retail, Showroom or Office.

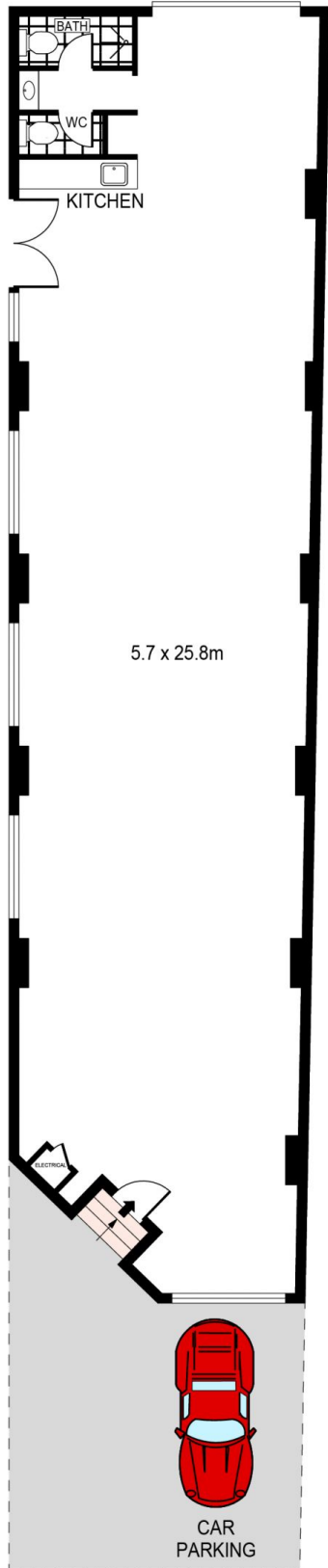
This rare double brick, single-storey commercial building offers expansive frontage to the lively Botany Road. It is undergone a complete retrofit with works including industrial style finishes, new male & female bathrooms plus a shower, new kitchenette, polished concrete floors and new reverse cycle Daikin Air-Conditioning and new LED lighting. Ample natural light & signage opportunities to take advantage of the property's active frontage on Botany Road.

Rear lane access via roller shutter on Emanuel Lane.

**Price** : \$84,000 p.a. Net + GST

**Building Size** : 164 sqm

**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/rosebery/commercial/showroomsbulky-goods/7087949>



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 99935



655 BOTANY ROAD

ROSEBERY