



CANNING VALE

\$529,000 + GST

Unit 3 / 13-17 Sorbonne Crescent - PID:

## HUGE PRICE REDUCTION

AT THIS PRICE, IS IT THE BEST VALUE IN CANNING VALE ?

Huge Price Reduction

READY to start business?

Want to save money on SET up costs?

Would you like to purchase a showroom/warehouse that's ready to GO?

BIG BONUS - over \$100,000.00 worth of new lighting stock free with this property - The owner is closing the business due to family reasons, and will throw in his entire lighting inventory, with the purchase.

Then this property is for you.

You can avoid much of the time delay and costs to start or relocate your business, by purchasing this quality property.

It is well established in a desirable location, with phone lines, computer points and air conditioning. The show room is fully set up, carpeted and painted, while the warehouse is large, airy and has easy, rear, vehicle drive around access.

Lockable gates at the rear provides extra security. There is also a male and a female toilet.

The lay out and shape is very user friendly, while the frontage is on a bend to provide extra presence.