



**285 Great Western Highway WARRIMOO NSW**

PRD Commercial are proud to be appointed exclusive marketing agents to offer this freehold commercial property located at 285 Great Western Highway Warrimoo, NSW.

An exciting investment opportunity that features the following;

- Total site area 401m2 (approx.)
- 184m2 (approx.) Net lettable area (+ Residence)
- 2 x Long standing individual tenancies
- Huge exposure to The Great Western Highway
- Refurbished building
- Returns approximately \$64,560 per annum gross (ex GST)
- Potential development upside (subject to council approval)
- Zone B1 Local Centre

**Building Size** : 184 sqm  
**Land Size** : 401 sqm  
**View** : <https://www.prdcommercialwest.com.au/sale/nsw/hawkesbury/warrimoo/commercial/retail/5615824>



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