



### 46 Balfour Avenue Sunshine North VIC

- Building Area: approx. 310m<sup>2</sup>
- Includes 60m<sup>2</sup> Airconditioned mezzanine showroom/office
- Dual access + Container-Height roller door
- Suitable for variety of uses (STCA)

Well-located in Sunshine North's established industrial precinct

Asking Rent: \$48,000 (GST not applicable) plus Outgoings estimate \$10,000 per annum

**Type** : Industrial  
**Price** : Contact Agent  
**Building Size** : 310 sqm  
**Land Size** : 506 sqm  
**View** : <https://www.douglaskay.com.au/lease/vic/west/sunshine-north/commercial/industrial/8691102>



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