

Sold

**16/Building 7, 49 Frenchs Forest Rd E, Frenchs Forest**



## Prime investment opportunity within the Frenchs Forest business network

Oriented within the flourishing Frenchs Forest business network, 16/Building 7, 49 Frenchs Forest is a prime commercial opportunity for a growing enterprise. Positioned within 500 metres of the state-of-the-art Frenchs Forest Hospital in conjunction with being of close proximity to an array of medical professionals and schools, this boutique office space is 35m<sup>2</sup>, sharing the contemporary amenities and kitchenette located in the vicinity.

With its locality being at the convenience of the main arterial carriageways servicing the Northern Beaches, this property is based just minutes from Frenchs Forest Road, Wakehurst Parkway and Warringah Road, maximising accessibility to public transport in addition to the office having one car space on site.

Thus, having excellent natural light through large glass windows and lift access through a well-maintained office block, this commercial property is anticipated to be on the market for a limited time only, being a very desirable space for activities involved in the tertiary sector.



<b>Price</b>	SOLD for \$215,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	66
<b>Office Area</b>	35 m2

### Agent Details

Patrick Cowie - 0417 388 621

### Office Details

Mosman  
P.O. Box 3824 Mosman NSW 2088  
Australia  
0417 388 621

**Patrick Cowie**  
REAL ESTATE ●●●●●

Please contact Patrick Cowie at 0417 388 621 or visit [www.patrickcowie.com.au](http://www.patrickcowie.com.au) for more details.

Address: 16/Building 7, 49 Frenchs Forest Road

Zoning: B7

Council: Northern Beaches Council

Net return: \$11,907.80 approx.

Water Rates: \$44.20 p.a.

Council Rates: \$1,246.40 p.a.

Strata Rates: \$1,801.60 p.a.

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