

**40/49-51 Mitchell Road Brookvale NSW**

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Located in the tightly held boutique strata block of Major Mitchell. Well presented Industrial unit - Offering a unique opportunity to Occupy or Invest. Situated on the first floor, high clearance factory, plenty of natural light throughout and benefits from easy truck access via a one-way circulation, with direct access from Mitchell Road. This one ticks all the boxes.

**Additional Features Include:**

- \* DA Approved Mezzanine
- \* Fully renovated bathroom including Shower
- \* Air-conditioning
- \* Spacious office with sink and benchtops
- \* Kitchenette
- \* 3 Phase power
- \* Rollershutter access

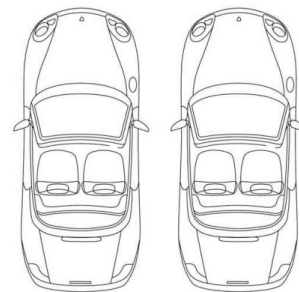
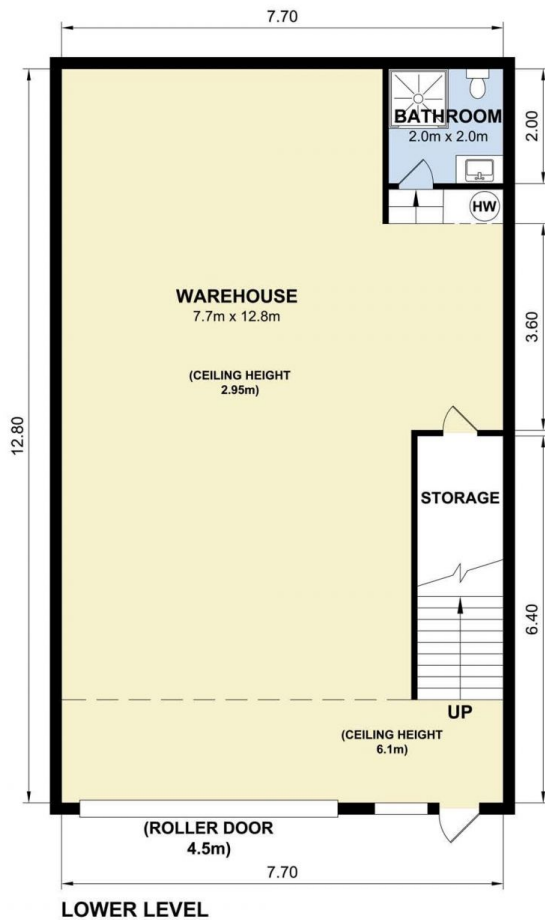
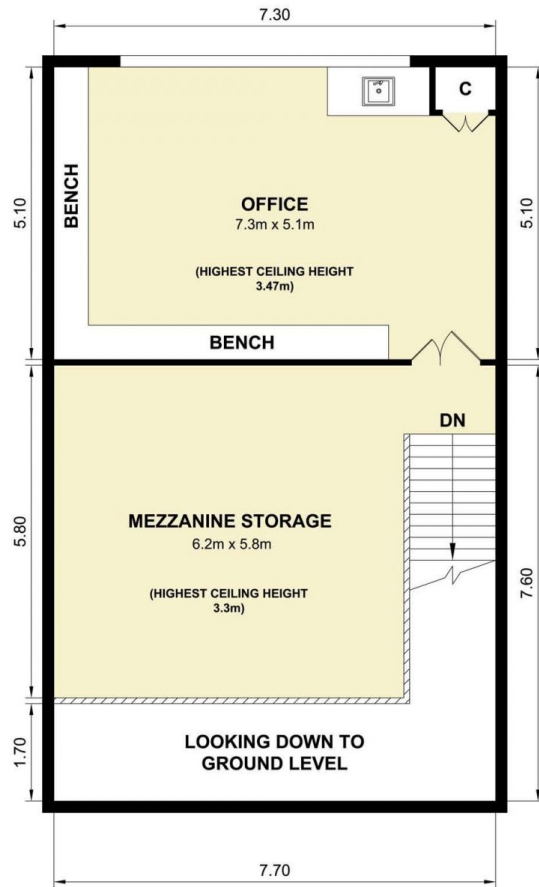
**Building Size** : 172 sqm  
**Land Size** : 137 sqm  
**View** : <https://www.bridgerealty.com.au/sale/nsw/northern-beaches/brookvale/commercial/industrial/7686787>



**Andrew Holland**  
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**Bill Ryder**  
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**2 CAR SPACES**



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Measurements are approximate. Not to scale. Illustrative purposes only. Open2view does not take any responsibility for any information supplied.