

**Suite 5/852-854 Old Princes Highway SUTHERLAND NSW**

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Cooper Wilson Commercial is pleased to present Suite 5/852-854 Old Princes Highway Sutherland for sale via private treaty.

This 51m2\* First Floor Office Space is situated within a few minutes' walk to the train station.

Located on the main road with plenty of street parking.

**Price** : \$449,000 plus GST (if applicable).  
**Building Size** : 51 sqm  
**Land Size** : 51 sqm  
**View** : <https://www.cooperwilson.com.au/sale/nsw/sutherland/sutherland/commercial/offices/7948246>

Additional highlights of the property are outlined below:

? This office space is 'Light and Bright' with the large windows on the first floor.

? With an inviting reception/entrance area with kitchenette.

? Area includes efficient air conditioning to provide a comfortable atmosphere for you and your clients.

? The space is currently divided into two consulting rooms, both well-proportioned and includes sound proofing for