

21 Abundance Rd, Medowie, NSW 2318

Sold - \$1,250,000

Warehouse



PRIME INDUSTRIAL INVESTMENT IN THE HEART OF MEDOWIE

Multi-Tenanted Industrial Complex with Office Space

Positioned within one of Port Stephens' key regional growth areas for commercial and industrial activity, 21 Abundance Road presents a rare opportunity to secure a multi-tenanted industrial investment offering immediate income and long-term potential.

Set on approximately 1,949 sqm, the site features three separate tenancy areas currently occupied by established businesses, including a mechanical workshop and a CrossFit gym with adjoining office suite. The flexible configuration allows for both multi-tenant investment and potential owner-occupier use.

Property Highlights

- Zoning: E4 General Industrial
- Current Tenancy: Two tenants in place with three leasing areas
- Combined Annual Income: \$71,926.32 (excl. GST) Outgoings included in tenants base rent.
- Fully fenced site with lockable gates providing extra security and access control
- Total Land Area: Approx. 1,949 sqm
- Low-maintenance construction and layout designed for multi-tenant operation

Property Breakdown

Office Space:

- Glass sliding door to office/receptionist space
- Two toilets & separate shower downstairs
- Upstairs features 3 separate offices and lunchroom
- Currently operated by the gym

Shed Space 1:

- Ground floor consists of large open space with kitchenette/bar and office

Listed By

Greg Brown

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Open for Inspection

By Appointment.

