

34/7 Nowra Hill Rd, South Nowra, NSW 2541

UNDER OFFER!

Commercial Shop



INVESTORS! Tenanted New High Quality Concrete Panel Warehous

- * Secure Blue Chip Tenant on a 2 + 2 yr Lease
- * Tenant pays all Statutory Outgoings!
- * Tenant pays \$38,860+GST+Outgoings
- * Approximately 5.5% NET Return + Depreciation benefits
- * Includes 158.7 sqm Ground Floor Area + 35.6sqm of Suspended Concrete Mezz Area - Total Area 194.3sqm
- * Extra High Auto Roller Door + over 6m Internal Height Clearance
- * Includes Disabled Toilet + Shower + Kitchenette
- * Located in ideal position just moments from the Princes Highway, and the major bulky goods and national large format operators including Bunnings, Harvey Norman, Home Timber & Hardware, Joyce Mayne, BCF, Spotlight, Supercheap Auto, Kennards Self Storage and many more
- * Intelligently designed warehouses with mezzanines, and incorporates Kitchen and bathroom amenities, high clearance rollers doors, security gated complex and three phase power.
- * Zoned E4 - General Industrial
- * Inclusive is 2 x Designated Car Spaces + Visitor Parking
- * Construction Completed. Ready to Move in or Lease out as Investor
- * Contact your agent today for further information

Open for Inspection

By Appointment.

Listed By

Tony Moschella

