

5/7 Nowra Hill Rd, South Nowra, NSW 2541

5.45% NET RETURN!!

Commercial Shop



## INVESTORS! - New Tenanted High Quality Concrete Panel Wareho

\* Leased to Asset Management company on a 2 x 2 yr lease. Returning \$45,720+GST+Outgoings. Tenant pays all outgoings. 5.45% NET Yield!!

\* Includes 191sqm Ground Floor Area + 37sqm of Suspended Concrete Mezz Area - Total Area 228sqm

\* 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

