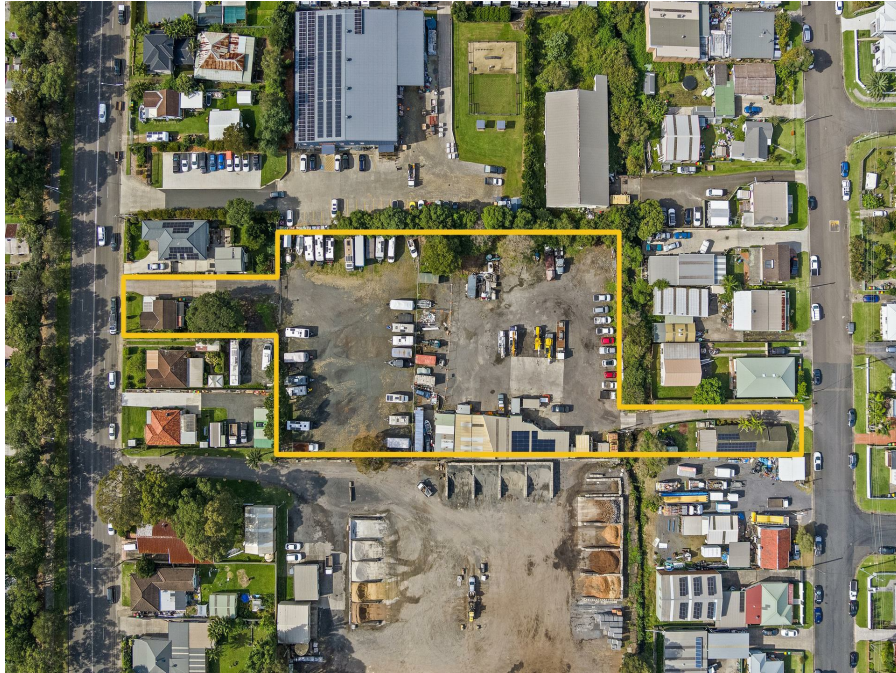


51 Bellambi Lane, Bellambi, NSW 2518

Expression of Interest

Warehouse



Incredibly Rare 8424 sqm Industrial Land with Rental Income

WHK Commercial are proud to bring to market this incredible parcel of Industrial land in the highly sort after Northern suburbs of the Illawarra Region. Consisting of two properties, 24 Albert Street Corrimal & 51 Bellambi Lane, Bellambi this unique property totals an impressive 8424 sqm of mostly usable and flat General Industrial Land.

Open for Inspection

By Appointment.

The property has increased benefits of having good heavy vehicle access from both Bellambi Lane as well as Albert Street. The property Includes two houses and a metal clad workshop which is approximately 400sqm.

The property is being sold as a going concern with rental income coming from the two houses, the workshop and surrounding hardstand plus a number of month to month short term caravan and truck storage. The business known as Bellambi Lane Storage is part of the Sale. All leases and hardstand rentals are short term.

SUMMARY:

- * Includes 51 Bellambi Lane Bellambi + 24 Albert Street Corrimal
- * Total site area 8424 sqm
- * Zoned E4 General Industrial
- * Prime Large Scale Development Site S .T .C. A
- * Includes 2 x Houses - Dual Street Access
- * Metal clad workshop/warehouse - 400sqm approx
- * Highly sort after Northern Suburbs of The Illawarra
- * Close proximity to Princes Highway
- * Good Heavy Vehicle Access
- * Building Height 11m
- * FSR: 0.5:1
- * Currently NETTING approximately \$187,508+GST pa from short term rentals and leases.
- * Scope to increase rental returns

Listed By

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