

56/7 Nowra Hill Rd, South Nowra, NSW 2541

Price on Application

Commercial Shop



## INVESTORS! NSW Government Tenant- NEW Business Park Sth Nowr

- \* Secure NSW Government Tenant on a 3 + 1 yr Lease
- \* Tenant pays all Statutory Outgoings!
- \* Tenant pays \$45,660 + GST + Outgoings
- \* Approximately 5.3% NET Return + Depreciation benefits
- \* Includes 191.9 sqm Ground Floor Area + 36.9 sqm of Suspended Concrete Mezz Area - Total Area 228.8sqm
- \* 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

