

60/7 Nowra Hill Rd, South Nowra, NSW 2541

Sold - 30/09/2025

Commercial Shop



UNDER OFFER!

INVESTORS! Tenanted New High Quality Co

- * Includes 192 sqm Ground Floor Area + 37sqm of Suspended Concrete Mezz Area - Total Area 229sqm
 - * Netting \$45,780 +GST + Outgoings. Tenant pays all statutory outgoings!
 - * New 2 year lease + 2 year option with 4% annual increases
 - * Blue chip International Tenant with Head Office in South Nowra
 - * Up to 5.5% NET return + maximum depreciation benefits.
 - * 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
- * Contact your agent today for further information

Open for Inspection

By Appointment.

Listed By
Tony Moschella



Listing Number: 3501532