

7A & 7B/257-259 Princes Hwy, Ulladulla, NSW 2539

\$1,700,000

Warehouse

PRIME INDUSTRIAL INVESTMENT – FLEXIBLE OPPORTUNITY

7A & 7B Princes Highway, Ulladulla NSW 2539

Open for Inspection

By Appointment.

This commercial space is a rare find in a prime location, an exceptional opportunity to secure a premium South Coast warehouse/factory/workshop investment. Whether you're an investor seeking a solid return or an owner-occupier looking for a space with additional rental income, this property offers flexibility and strong potential.

The Hallmark Estate complex has multi direct highway frontage, occupied by thriving businesses, easily accessible for large vehicles and the general public. Owner-occupied (under lease) with another established tenant in place, the owner is open to either securing a long-term lease or vacating to suit the buyer's needs.

Key Features:

7A

- 329m² (approx.)
- Established tenant providing timber solutions & custom-made products
- Lease in place: July 2024 – July 2026 (2 years) + 2-year option + further 2-year option
- Rental income: \$57,200 incl. GST per annum
- Annual increases: 3% fixed
- 50% of outgoings
- Includes showroom with reception door, office, upstairs office, workshop (industrial roller door), kitchen & 2 toilets
- 100m² of mezzanine office space
- NBN & 3 phase power

7B

- 370m² (approx.)
- Owner-occupied – successful & long-term established window manufacturing business
- Lease flexibility: April 2025 - April 2026, Owner occupied, suitable for a longer lease or new owner to occupy the space. \$63,804 incl. GST per annum
- 50% of outgoings

Listed By

Paul McDonald

