

8/7 Waynote Pl, Unanderra, NSW 2526

Sold - \$730,000

Medical/Consulting



## Unique Concrete Panel Warehouse with Dual Income Potential

\* Truly a Unique Warehouse which is Currently Split into Two Separate Tenancies.

\* Area 1 Consists of Approx 100m2 of modern Open Plan Office Space which includes Kitchenette, Toilet and Shower. Currently Tenanted for just over \$18,000+GST pa till December 2025. This Area is Carpeted and Air conditioned with NBN.

\* Area 2 is the High Clearance Warehouse area which has been fitted with a Large Modern Kitchen and Commercial Grade Carpet throughout. This area includes a Disabled Toilet with Shower and Laundry area. Modern New Kitchen and Quality appliances such as Fridge, Double Drawer Dishwasher and Washing Machine Included. Also included are the Commercial Grade Bi Fold Stack-able Glass Door Entrance which forms the Facade at the front of the Roller Door area. This area is not currently Tenanted and is Ideal for a Range of Business Opportunities. Either Owner Occupy of Lease out. Expected Rental for this area would be \$22,000-\$24000 + GST NET

\* The Premises have NBN and 3 phase power

\* The Complex has over 50 Visitor Car Spaces + Onsite Cafe

\* Secure Gated Business Park with Heavy Vehicle access

\* Only 6 minutes drive to Wollongong CBD.

**Open for Inspection**

By Appointment.

**Listed By**

Tony Moschella

