LJ Hooker Cessnock
84 Vincent Street,
CESSNOCK NSW 2325

Unit 4 & 5/116 Mitchell Ave, Kurri Kurri, NSW 2327

Sold - $1,000,000

Warehouse















8.3% net Kurri Kurri Industrial Investment

Located in the heart of Kurri Kurri industrial precinct we have available this generous sized workshop and mezzanine office space, a perfectly placed for investment or owner occupying location your growing business.
Unit 4:
3 Door workshop + office space
Garage Door Height 3.6m, Width 4.3m each
Mezzanine storage also available + concrete strong room
Office space with Air conditioning
2 car spaces included

Currently tenanted at $5,834.95 inc gst per month + 65% of outgoings
Lease ends 31st Aug 2025

Unit 5:
Garage Door Height 4m, Width 4.3m
Mezzanine office also available + 3 phase power
Office space with Air conditioning shower and toilet facilities
2 car spaces included

Currently rented at $3,000 inc gst per month + 35% of outgoings
lease ends 10th November 2025

2024 outgoings totals:
Power: $3800-4000 pa Water: $450-600 pa
Council: $1930.21 pa Strata : $4960.28 pa

The Building size of 490 m2 total site area of 542 m2 and the property is zoned E4 General Industrial allowing for a multitude of permitted uses.

Situated within minutes from the Hunter Expressway, creating ease of access to Newcastle and beyond

Open for Inspection

By Appointment.

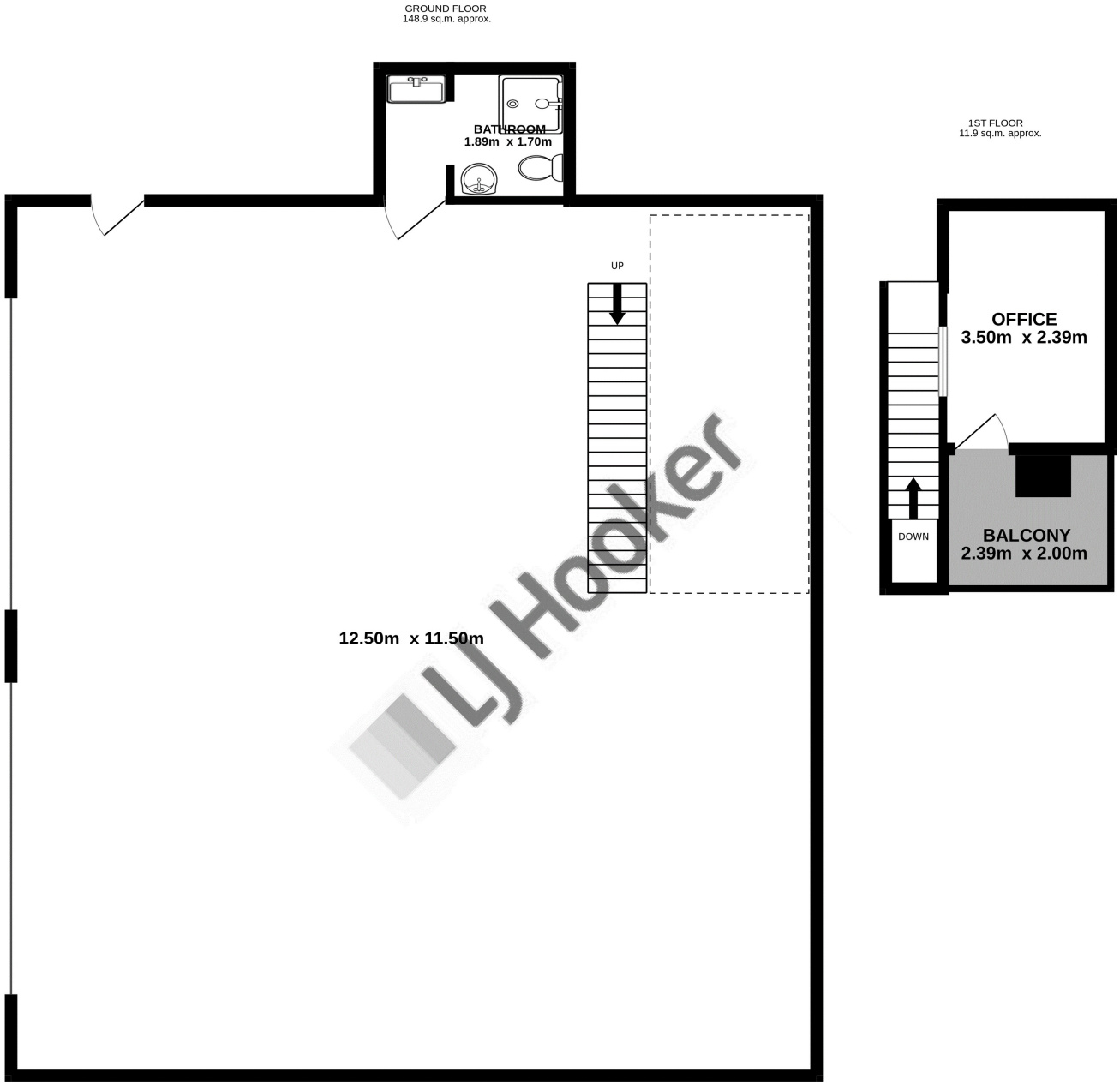
Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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Floorplan



TOTAL FLOOR AREA : 160.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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