

3/30 Sunset Ave, Barrack Heights, NSW 2528

Sold - \$805,000

Retail Shop



Exceptional Investment opportunity

Available to purchase as a tenanted investment is this functional and great sized industrial warehouse which is 342m in size, located in the tightly held Sunset Ave Industrial estate, with direct street frontage. A rare find in the current market place. Only three in the complex all facing the street.

Features include:

- Currently leased at \$36,545p.a Gross + GST per annum until 20th June 2024 plus a 3 year option.
- Annual rental increases of 4%.
- Outgoings currently are approx. \$10,030 p.a which includes Strata levies, Council Rates and Water Rates
- Internal warehouse clearance of approx. 5 metres high.
- Full amenities including his and her toilets plus separate bathroom
- Office space plus café area
- High roller doors with drive through access
- Additional parking spaces to rear

For further information, please contact Ben Cohen on 0421438485 or Adam McGrath on 0414572229.

Open for Inspection

By Appointment.

Listed By

Ben Cohen
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