

217 Princes Hwy, Ulladulla, NSW 2539

Sold - 7/04/2022

Warehouse



## Highway Frontage Offering Maximum Exposure

Located within the bustling South Ulladulla industrial hub, 217 Princes Highway offers a sound commercial investment with scope for future additions or improvements. With established tenants in place, this zoned IN2 industrial site sits on 3439sqm of freehold land. The generous yard has ample space for trucks and the onsite parking offers ease of access to the Princes Highway.

### Open for Inspection

By Appointment.

#### Property Features:

- ? Convenient location on the Princes Highway
- ? Land Area: 3439sqm
- ? Zoning for IN2 (light industrial)
- ? Tenure Type: Tenanted Investment
- ? Three established tenants in place
- ? Four dwellings including a front office building, garage and two factory warehouses
- ? Two x 273sqm factory warehouse areas offering:
- ? 8m high warehouse space
- ? Bathroom amenities
- ? High roller door access
- ? Reception areas
- ? Mezzanine office space
- ? Well maintained buildings with quality tenants in place
- ? Garage Space: 60sqm
- ? Front Building: 87sqm

This is a great opportunity for investors to secure a quality asset in a highly desirable location. Please note, only the site/premises area for sale (businesses not included).

Expressions of Interest closing Monday 25th October 2021.

For further information on this offering, please contact Lisa on 0438823785 or Isabella on 0499446687.

#### Listed By

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