

5 Ace Cres, Tuggerah, NSW 2259

Sold - \$1,350,000

Warehouse



2023 SQM APPROX. - PRICE GUIDE: \$1,400,000 + GST ONLY IF APP

This property won't last long for sale as this style of multiple factories on a Torrens Title site does not come to the market very often.

Open for Inspection

By Appointment.

A total floor area of 750 sqm made up of 3 x 150 sqm factories and a double factory at the rear of 300 sqm. The building is constructed of brick external and internal walls with a metal roof.

The entire property is concreted with entry and exit driveways each side of the building. Each factory has 3 phase electricity with approx. 80 amps p/phase supply.

The zoning is IN2 and the building is not effected by flooding on the Council current mapping. Each factory has a single toilet with hand basin and a single roller door, unit 4, 2 doors.

All units are currently individually tenanted with current and continuing leases in place. Total yield is above \$66,000.00 P.A.+ GST from 1.1.2023.

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