

**398 Crown St, Wollongong, NSW 2500****Sold - 30/04/2024**

Office Suite

**High Profile City Investment**

For Sale | Inspect by Private Appointment

Elders Real Estate Wollongong are proud to offer you this exciting opportunity to acquire a significant CDB Commercial Investment Property.

Well positioned, modern, corner Crown and Rosemont Street's location.

Leased long term to three Medical/Professional tenants

Rental return approx. \$380,000 return pa plus GST

Land area approx. 2630m2

Suite 1 - 398 Crown

- Professional Dental Specialist Group
- Brand new fit out
- Airconditioned

Suite 2 - 402 Crown

- Professional Medical Specialist
- Modern fit out
- Airconditioned

Suite 3 - 60 Rosemont street

- Physical Therapy Health Group
- Multiple medical consulting rooms
- Rehab heated pool
- Large gymnasium

**Listed By**

Lou Niceski  
Phone: (02) 4228 7878  
Mobile: 0414 287 093

**Open for Inspection**

By Appointment.

