



Lot 4
3 Racecourse Road WEST GOSFORD

Dual Income Investment in Prime Position!

Area m²: 338
\$/m²: \$3,698
Sale Price: Contact agent
GST: Exclusive
Parking: 4
Contact:

Daniel Mason
0403 889 530
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Location:

This property is superbly positioned on Racecourse Road, just off the Central Coast Highway. Racecourse Road is an arterial road connecting through to Gosford Public Hospital and Gosford CBD. With plenty of investment and development to come in this corridor, this is a great long term location.

Description:

East Coast Industrial, as exclusive listings agents, in conjunction with Chapman & Frazer Commercial Real Estate and LJ Hooker Commercial Terrigal, are pleased to offer this quality investment property, being a single strata title lot split into two (2) separate tenancies, offering an attractive dual income stream.

The ground floor is 169sqm (per strata plan) and is occupied by Ashley & Martin, who have been a long term tenant. The suite is divided between warehousing space with roller door access (including part as climate control storage) and also office / client consulting space with quality fit out.

The first floor is also 169sqm (per strata plan) and is currently occupied by Akota Constructions. This suite is set out as a functional and professional office space with reception, boardroom, storage, kitchen and amenities, as well as a functional open plan workspace, all with ducted air conditioning and beautiful natural light.

There are four (4) included parking spaces on-title, as well as on-street parking directly in front of the property. The lot is neighboured by other professional tenancies, providing a first class presentation for the overall complex. *Agent declares interest.

For more details, contact:

Daniel Mason - 0403 889 530 - Chapman & Frazer Commercial Real Estate
Ben Purdue - 0450 719 600 - LJ Hooker Commercial Terrigal
Geoff Emms - 0416 244 456 - East Coast Industrial

For Sale

- Dual tenancy investment
- Quality construction and presentation
- Positioned in growth corridor