



Unit 1 1 Reliance Drive TUGGERAH

Better than Money in the Bank

Area m²: 618
\$/m²: \$1,861
Sale Price: \$1,150,000 Excl GST if applicable
GST: Exclusive
Parking: 4
Contact:

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Location:

1 Reliance Drive is located within Tuggerah Business Park home to an impressive list of businesses and organisations including the NSW Police Assistance Line call centre; ING; national distribution centre for Hachette Australia Murdoch books; Star Track Express' freight terminal; Husqvarna Australia and Centrelink Call Centre, Bunnings trade centre as well as an impressive array of solicitors, accountants and professionals.

Description:

Fantastic, leased investment opportunity. This high clearance strata industrial style unit has a combined floor area 618m² that includes enclosed mezzanine level with balcony, ground floor reception area, 2 toilets + shower, kitchenette area, clear lift panel container size door accessing the main part of this extravagant warehouse/showroom.

Currently leased/occupied unit 31st of January 2024 to a dance school, currently paying an annual rent of \$54,000 p.a + GST (currently below the market rents)
This is a rare opportunity to buy in one of Tuggerah Business Parks most popular complexes positioned right at the gateway of this prestigious business location.

- Zoned B7 Business Park
- Current annual income \$54,000 p.a + GST
- Invest now move in, in 2024