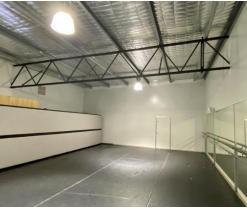
For Sale









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:

Contact:

Mark Davies 0422 442 858

mark@chapmanfrazer.com.au

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