

1/32 Empire Bay Drive Kincumber, NSW

Commercial tenanted investment Kincumber

Positioned in one of the Central Coast's most tightly held and sought after industrial precincts, this unit offers unmatched opportunity.

With street frontage exposure ideal for commercial and industrial trades this location offers a good mix of businesses in surrounding areas.

- Factory bay with street front exposure
- General Industrial Zoning
- Investment opportunity
- Currently tenanted, returns \$30,000 p.a + outgoings
- Lease in place for mechanic business
- 150sqm internal 204sqm in total
- High and wide roller door
- High clearance internally with good access

Price: Contact agent
Council Rates: \$2,562.98/year (approx)
Water Rates: \$592.56/year (approx)



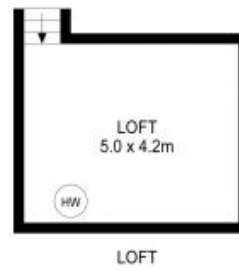
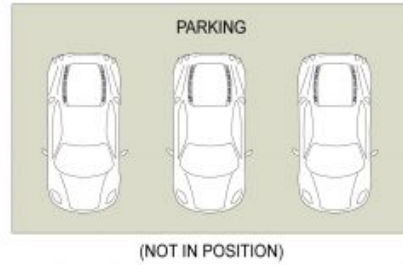
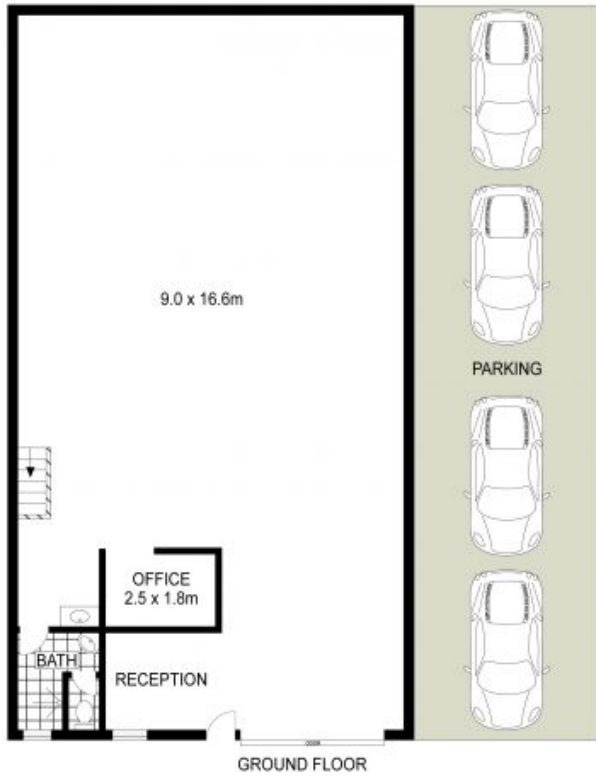
Christel Renton

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Helen Hughes

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INT: 167 m²
EXT: 130 m²



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed of accuracy.

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STONE