



17 Lucca Road WYONG

Freestanding Building With High Power & Extra Land

Area m²: Office: 436
Warehouse: 678
Total: 1,114

\$/m²: \$1,750

Sale Price: \$1,950,000 + GST If applicable

GST: Exclusive

Parking: 10

Contact:

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Location:

Positioned at the Northern End of Lucca Road next door to Mid-Coast Timbers and Kayel Self-Storage.

The property is surrounded by a large and diverse number of national identities, traders, and service providers such as FMC, Parchem, Telstra, Wideline Windows, Donaldson Australasia, All State Trailer Spares, McDonalds, KFC, Cordina Chickens plus many more

Description:

This property is a rare opportunity to purchase an industrial building on a large block, high power and demountable offices in a tightly held industrial area. The factory is a clear-span warehouse/factory with up to 7.1m internal clearance, 3 phase power- providing ample power for high power uses (subject to confirmation from relevant energy provider), well appointed demountable offices and amenities, excellent B-Double access, all on a large block - with a tonne of future growth potential.

Currently leased with an annual net income of \$95,000 per annum. unit May 2019 allowing potential owner occupiers to buy now move in later

- Site area - 7,781sqm approx
- 678 sqm Freestanding Factory/Warehouse
- Zoned IN1 General Industrial.
- Off Street Parking