



Level 1 153 Mann Street GOSFORD

Multi-Tenant Investment with 8.2% Yield!

Area m²: 1,537
\$/m²: \$1,464
Sale Price: \$2,250,000

GST: Exempt

Parking: 0

Contact:

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Location:

Positioned in the heart of Gosford CBD, only a short stroll from Gosford Train Station and Bus Interchange. The site also benefits from its immediate proximity to the Imperial Shopping Centre and other local amenities such as Kibble Park and various cafes and restaurants.

Description:

This investment offering is situated in the heart of the Gosford CBD, right next door to the latest development by John Singleton - 'Bonython Tower'.

The property consists of multiple office suites, fully occupied by four (4) quality tenants, being Max Employment Solutions, Pacific Link Housing, Magnamail and ESG.

This is a fantastic investment with multiple income streams and a strong return, offering a combined net income of approx. \$184,980 per annum (ex GST), the property is also well positioned to benefit from the future growth of the city and the broader region.

There has been large scale investment within the immediate vicinity, including the recently completed ATO building, the neighbouring DFSI -State Govt. building (due for completion soon), the redevelopment of the Gosford Hospital precinct (circa \$368mil) and the aforementioned John Singleton development to name a few.

There is also a strong state government directive to see Gosford become a major regional hub and fulfill it's potential as the capital of the Central Coast.

This represents a great opportunity to invest not only in a great property, but in the exciting future of our great waterside city. Contact us for a full information memorandum!

- Great investment offering
- Strong rental income
- In the heart of Gosford CBD