



3 Ace Crescent Tuggerah NSW

- * Located in a prime location in the Tuggerah Industrial area.
- * 6 units all leased, approximately 116 m² each. Total: 696 m²
- * 342m² of hard stand area at the rear, also leased separately.
- * Single toilet and wash basin in each unit.
- * Each unit has a roller door, height approx 2.99m
- * Fully tenanted on expired long term leases.
- * Total income: \$72,252 per annum inclusive of GST.
- * Council rates: \$4,827.12 per annum
- * Water and sewer rates: \$1,348.52 per annum with sewer charged per kl based on usage
- * 3 phase power.
- * Zoning IN2
- * Current DA approval in place to build an additional light industrial shed at the rear.

Price : \$ 1,535,000
Land Size : 2023 sqm
View : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/tuggerah/commercial/industrial/7535159>



Adrian Simpson
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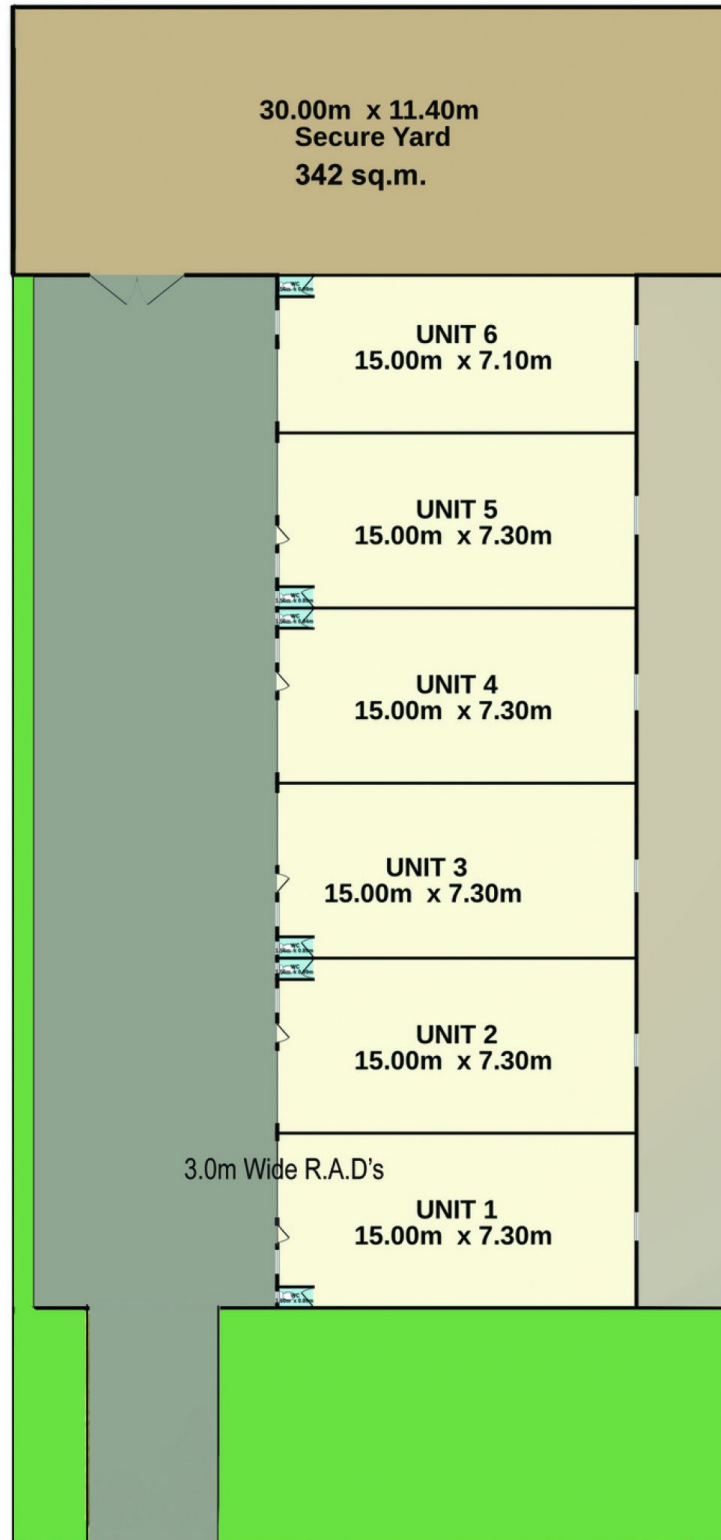
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<https://www.coastwidefn.com.au>

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3 Ace Crescent, Tuggerah



Total Block Size Approx. 2023 sq.m.

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.