



**17 & 17a William Street, Hamilton NSW 2303**

## OWNER OCCUPY OR SOLID INVESTMENT

The current owners of this building have purchased new premises & therefore need to sell their existing property.

Located in the heart of this tightly held suburb & opposite the Greater Building Society Headquarters sits this solidly constructed office building.

The property is split into 2 suites, the larger of which is 427m<sup>2</sup> (approx) and is being vacated by the Vendors. The smaller suite is 216m<sup>2</sup> (approx) and has a month to month tenant in occupancy.

Features include:

- \* 12 Secure under cover car parks
- \* Lift that services Suite A
- \* Total net lettable ar

Offices

FOR SALE

643sqm