



61 Nelson Street, Wallsend NSW 2287

## MULTIPLE TENANT INVESTMENT

This property is located in the main street of Wallsend & includes two ground floor tenants, first floor office tenancy and a vacant storage warehouse.

- Net return approx \$47,000p.a
- Long standing tenants
- Potential to increase yield by leasing the vacant warehouse
- Could also owner occupy the warehouse for storage etc.

A sizeable building with a decent investment yield on offer.

To be sold at auction if not sold prior.

Industrial  
FOR SALE

726sqm