



**Unit 5/24a Hawke Drive, Woolgoolga NSW 2456**

## **SOLD BY LJ HOOKER COMMERCIAL**

Unit 5 is leased to a local JUMP! Swim Schools business.

This well-established tenant has secured a lease for five years.

The net annual rental is \$25,276 (\$89/m2) plus GST plus outgoings.

Unit 5 comprises a new warehouse situated within a complex of five units, with high wall height clearance, accommodating an approximate gross leasable area of 284m2.

The development was completed in August 2016

Unit 5 enjoys the following features:

- Long term lease
- Affordably priced leased investment
- High net return
- Established popular business
- Excellent tax depreci

Industrial

FOR SALE

284sqm