



(unit 1)/27 Annie Street, Wickham NSW 2293

Fully Lease Investment

This strata unit is split into two suites & has current tenants, both of which are on new tenancy agreements. The first floor tenant has occupied these premises since 2010.

- * Ground floor warehouse 89m2 (2+2 year lease @ \$16,640 gross per annum)
- * First floor office 132m2 with ducted air conditioning (3+3 year lease @ \$39,500 gross per annum)
- * Current net income approx \$51,655 per annum
- * (3) car parks + loading bay on title
- * Separate amenities & kitchenette on each floor
- * Low outgoing costs

This unit is the largest

Offices
FOR SALE

221sqm