



(unit 4)/27 Annie Street, Wickham NSW 2293

## Investment Opportunity

Building: 196m<sup>2</sup>

This modern strata unit was built in 2008 and includes a ground floor warehouse with office above. It is lease to a building company who have been in occupancy since 2015 & have recently committed to a new 3+3 year lease.

- \* Net return approximately \$42,500 per annum
- \* Ground floor office warehouse approx 78m<sup>2</sup>
- \* First floor office with ducted air conditioning approx 118m<sup>2</sup>
- \* Amenities & kitchenette on both floors
- \* (3) car parks + loading bay included

These units offer great

Offices  
FOR SALE

196sqm

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