



**Unit 6/10 O'hart Close, Charmhaven NSW 2263**

## INVESTMENT WITH GREAT TENANT!!

Absolutely brilliant unit with quality tenant (Go Electrical) who are established and currently paying \$62,184 Net PA + GST. Lease is 5 years until the end of August 2021.

Situated in busy O'Hart Close in the heart of Charmhaven, this near new 455m<sup>2</sup> (approx.) industrial showroom/warehouse is being utilised as a wholesale/retail facility with excellent fitout & ducted air conditioning. Other features include, 53m<sup>2</sup> (approx.) mezzanine, M/F amenities, container size roller door, high clearance and an alarm, plus 5 car spaces.

Industrial  
FOR SALE

455sqm

Call us to arrange an inspection.