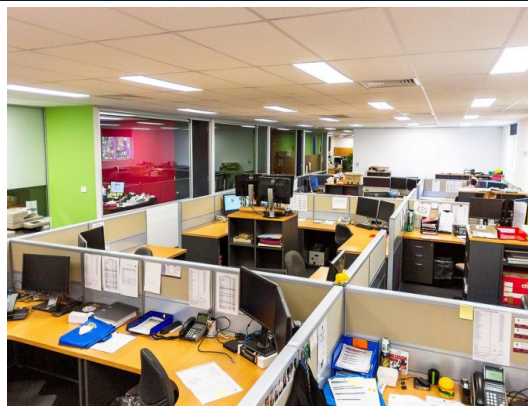




**Raine&Horne.  
Commercial**

**Local Knowledge & National Strength**



**1-3/1 Pioneer Ave, Tuggerah NSW 2259**

**&SOLD by Ben Purdue 0450 719 600**

Located in the Tuggerah Business park is this substantial strata office property. The tenant has been in place for just under 10 years & re-signed a new lease with options to 2034.

Offered at an initial yield of 7.25% net pa.

**Features**

- Five (5) year lease with 2 x Five (5) year options
- Quality fit out in place which stays with the property
- Three (3) lots in a small strata complex of just eight (8) lots
- Complex has a cafe on site
- Training/seminar room
- Plenty of parking on site

Offices  
FOR SALE

944sqm

**Raine&Horne.  
Commercial**

**Ben Purdue**

0450 719 600

ben@rhccc.com.au