



**45 Fleming Street, Wickham NSW 2293**

## Secure Investment - Long Lease in Place

This unique property was once an industrial workshop that has been beautifully crafted into a modern day office.

The existing tenant has occupied the property since 2016 and recently extended their lease by a further (3) years.

- Net return approximately \$33,099 per annum
- Leased until July 2022 plus (3) year option thereafter
- Building 140m2 (approx) & land area 240m2 (approx)
- Zoned R(2) Low Density Residential

Industrial  
FOR SALE  
\$720,000  
140sqm

**Raine&Horne**  
Commercial

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