



6 Mildon Road, Tuggerah NSW 2259

YOU WILL NOT SEE ANOTHER LIKE THIS!

Positioned on a busy corner with high exposure and two street frontages plus great parking and hardstand, this superb investment will suit owners with an eye for future growth and potential.

The location is perfect! Only 3 minutes from the Sydney to Newcastle M1 Motorway and short stroll from Tuggerah Railway Station and close to the Tuggerah Super Centre, Westfield Tuggerah and Tuggerah Straight.

Consisting of a unit complex with freehold title (Torrens) the building is neatly divided into four (4) 160m² (Approx.) units with high and wide roller door access. There is a 30m² (approx.) yard for one of the tenancies, good high-clearance warehouse/factory and retail areas, plus good parking in the complex. \$77,580 Pa Gross (Inc GST Approx) current rental income across four tenancies with two expired leases, allowing for increases in rents and the restructure of lease.

Industrial
FOR SALE

636sqm