



**180 Avoca Drive, Kincumber NSW 2251**

## **PRIME KINCUMBER TENANTED INVESTMENT**

Prime Kincumber position benefiting from great signage opportunities and exposure.

Prominent 115m2 building with 2 specialty tenancies on 437.5m2 block of land.

Tenants pay outgoings including council rates, water rates and building insurance.

Rear access via public lane way.

Zoned B1 benefiting from potential future commercial development subject to council approval.

Shop 1

Rent \$40,000 pa + GST + Outgoings.

Secure 6 year lease (co

Retail

FOR SALE

115sqm

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