



**99 Gavenlock Road, Tuggerah NSW 2259**

## Little Money Maker!!!

A golden opportunity awaits in the heart of a coveted industrial precinct, an offering so rare it's truly unmatched in this tightly held area. This 1,987 sqm (approx.) site, paired with a generous 870 sqm (approx.) building area, promises not just a property, but a gateway to future growth and prosperity.

Your investment journey begins with a freehold opportunity consisting of three separate units and surplus hardstand, creating a multifaceted space primed for endless possibilities.

Three strong tenancies provide risk mitigated cash flow and the Colourbond facade graces the high and wide roller door access into your future tenant's workspace and guarantees durability and functionality. It's the perfect blend of style and substance. Affordable industrial units that

Industrial  
FOR SALE

870sqm

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