



Unit 2/188 Manns Road, West Gosford NSW 2250

AFFORDABLE WAREHOUSE WITH THE OPPORTUNITY TO OCCUPY OR INVEST

Currently tenanted meaning NO GST applicable to this sale

This property is being sold as a Going Concern with the current tenant vacating early in the New Year meaning we can start advertising immediately for a new tenant to take over in February if you are an Investor.

I estimate a reasonable current market rent to be in the vicinity of \$32,760 Net + GST

If you wish to occupy then you also have that option in February 2024

There are not a great deal of warehouses around in this size or in this price range so take advantage of this opp

Industrial
FOR SALE

234sqm

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