



247 The Entrance Road, The Entrance NSW 2261

Rare opportunity that will appeal to both investors and developers

Knight Frank Central Coast is proud to present this outstanding freehold asset with excellent exposure and kerbside appeal. Situated in the heart of The Entrance the property represents a fantastic opportunity for both investors and savvy developers. The property has great scope for future growth as the site sits adjacent to 2 other vacant lots and has a FSR of 2.75:1.

Leased to a high-quality tenant Accuro Home Care (subsidiary of Outlook (Aust) Limited), specialising in disability support & care services.

- Current rent \$97,363.69 N/pa + GST
- Five (5) year lease 3/10/22 to 2/10/27
- 2 x two (2) year options.
- 2% annual increases a

Offices

FOR SALE

\$1,990,000 No GST 'Sale of a Going Concern'

380sqm

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