



### lot F/80 Rawson Road Woy Woy NSW

1  2 

Premier position. Only meters from busy main road intersection - Has a great long term tenant in a very progressive business.

- \* dance tuition tenancy
- \* 2 large studio's
- \* solid lease
- \* Multiple 3 year options extending the lease to 2024.
- \* Opportunity for 1 bed caretaker residence STCA.

Excellent, high visibility location, surrounded by National brand name tenancies with this low risk stand alone showroom building, sitting on a single title.

This is a spectacular opportunity for a self managed Superfund with the characteristic under supply of Industrial type property here on the Woy Woy Peninsula.

**Building Size** : 400 sqm  
**Land Size** : 450 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/5831760>