



105 Blackwall Road Woy Woy NSW

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Fresh 3 x 3 x 3 x 3 year lease in place to tenant who have occupied the building since 2010 with a Gross return of \$67,294.50 + outgoings.

The property has the following investment highlights:

- + Well-appointed approx. 130sqm building used as office space.
- + 457sqm of land with town centre zoning
- + Tenants been in operation since 2010.
- + New 3-year lease with options until 2035
- + Development upside with FSR: 1.1
- + Central retail strip location close to national tenants including Woolworths, Kmart, Coles, KFC
- + Convenient location only 350m* from Woy Woy Train Station
- + Highly exposed position with constant passing vehicles

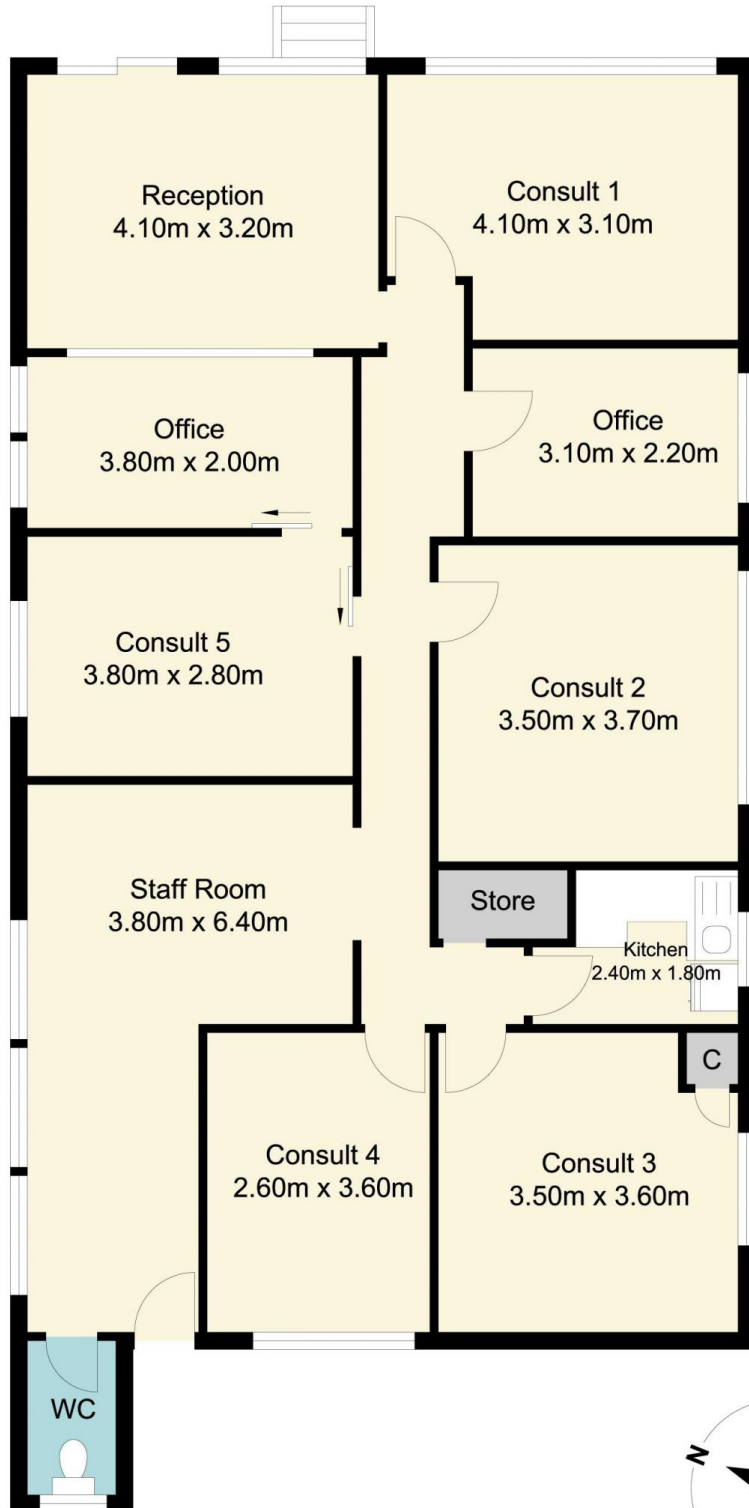
Building Size : 130 sqm
Land Size : 457 sqm
View : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/commercial/offices/7559898>



Andrew Quilkey
02 4344 2511



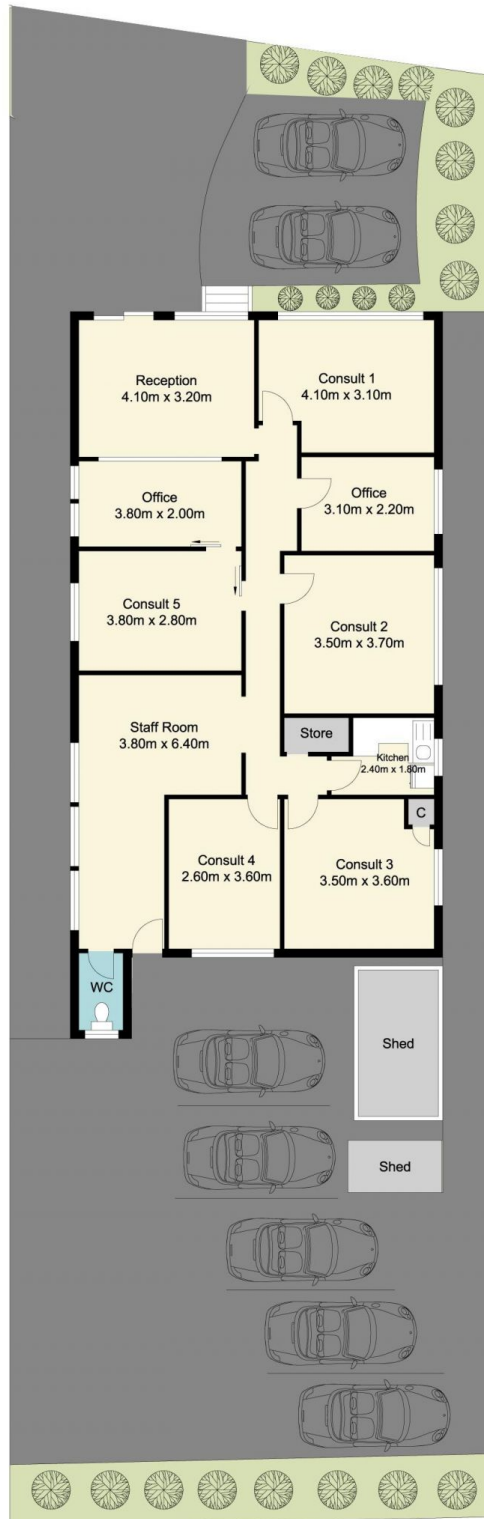
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Total Approx Floor Area 123.97 sq.m

Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



Site Plan



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