



### 3 Ace Crescent Tuggerah NSW

- \* Located in a prime location in the Tuggerah Industrial area.
- \* 6 units approximately 114 m<sup>2</sup> each. Total: 688 m<sup>2</sup>.
- \* Single toilet and wash vanity in each unit.
- \* Fully tenanted on expired long term leases.
- \* Total income: \$52,320 per annum inclusive of GST.
- \* Land rates: \$3,768 per annum
- \* Water and sewer rates: \$1,200.00 per annum.
- \* Brick and metal construction.
- \* 3 phase power.
- \* These style of units do not come available very often.

**Price** : \$ 785,000  
**Building Size** : 688 sqm  
**Land Size** : 2023 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/tuggerah/commercial/industrial/5623860>



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