



**EAST GOSFORD**  
61 Webb Street

370 sqm

## FREEHOLD COMMERCIAL INVESTMENT - 2 Incomes. Fully Tenanted

Sold for \$1,650,000 (Sep 22, 2023)

Commercial Freehold investment with dual income streams and the opportunity to add value to the existing development.

Anchored by real estate heavy hitters – Realtair, the property has both a commercial and residential income stream from Day 1. Long term lease in place to Realtair offers confidence in your purchase and investment strategy whilst working through the long term goals of the property options.

Keep as is or continue with the passive income or proceed further with the approved plans to develop as a commercial holding and boarding house, it's all in your control.

The rare combination of commercial land, development, income and boarding house all rolled into one.

Complete with a mammoth 15 car parking spaces onsite, this property and building is one of the only commercial properties in the local area that can accommodate the vehicle needs of a

Property ID	L18432830
Property Type	Offices
Building / Floor Area	370
Land Area	758.0 sqm

### AGENT

**Geoff Tilden**

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medium to large commercial team.

This property represents a unique opportunity as it can be used in multiple ways. The current zoning allows for a multitude of different uses, its current approvals allow for further development residentially or expand its commercial operation the choices are yours.

Set in the heart of East Gosford a short distance from the retail shopping area and Point Frederick, one of the Central Coasts' most sought after residential addresses.

The property is surrounded by a mixture of Commercial and Residential properties located in a cul de sac making it the perfect location minimizing noise from York Street the main road located approximately 50 meters from the property. This position allows for easy access by public transport and vehicles alike, a short walk to local cafes and retail.

Commercial Tenancy Income:

- 5 Year Lease + 5 Year Option
- Commenced 20th March 2020
- \$72,577.27 per annum + outgoings + GST
- Annual CPI Increases

Residential Tenancy Income:

- Ongoing Monthly residential tenancy agreement
- \$14,560 per annum

For sale for \$1.8 million (No GST Applicable)

Inspections are strictly by appointment:

Geoff Tilden 0415 238 846 Raine & Horne Commercial Central Coast

Brad Rogers 0459 921 122 Raine & Horne Commercial Central Coast