

Raine&Horne. Commercial

GOSFORD
10 Wollong Street

301 sqm

Industrial Property in a Prime Location

Sold

For Sale – Industrial Property in a Prime Location!

Property Details:

- Total Area: 443m²
 - Shed: Approximately 220m²
- #### Factory Bay Features:
- Expansive storage solutions, including a mezzanine level
 - Massive open workspace ideal for various industrial activities
 - Multiple enclosed areas for additional storage
 - Office spaces on both ground and first levels

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|-----------------------|----------------------|
| Property ID | L30459973 |
| Property Type | Industrial/Warehouse |
| Building / Floor Area | 301 |
| Land Area | 443.0 sqm |

AGENT

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- Two toilets for convenience

Outdoor Features:

- Fully fenced front yard
- Additional small shed
- Ample open yard space with a cemented area, perfect for parking and storage

Investment Potential:

- Available with vacant possession
- Estimated rental return of approximately \$4,700/month

Prime Location:

- Easy access to the M1 intersection at Ourimbah/Kariong
- Just minutes away from Gosford CBD

Some of the photos have been digitally edited to show an example of what the space available is.

Don't miss this opportunity! Ideal for investors or businesses looking to expand.

Contact us today to arrange a viewing!

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