



7/8 Kerta Road Kincumber, NSW

### Commercial tenanted investment Kincumber

Positioned in one of the Central Coast's most tightly held and sought after industrial precincts, this unit offers unmatched opportunity. A quality unit in a bustling strata-titled complex ideal for commercial and industrial trades this location offers a good mix of businesses in surrounding areas.

Features include:

- Concrete tilt panel construction
- High and wide automatic roller door
- High clearance internally with good access
- Approx. 144.2 m2 internal space
- Internal toilet & kitchenette
- Onsite parking + substantial parking off Empire Bay Drive
- Currently tenanted, short term lease approx \$30,000 p.a
- Water rates \$176.80 pq + usage

**Price:** Contact Agent  
**Council Rates:** \$276.40 p/q  
**Water Rates:** \$176.69 p/q  
**Strata Rates:** \$1,316.80 p/q



**Christel Renton**

0417 208 314



**Helen Hughes**

0418 220 622