

Property Description

- **Anchor Lease to RSM Australia**
- **Positioned in the Heart of Gosford CBD**
- **Net Income: \$250,396 pa* + GST**

+ 5 year leases to December 2024 plus options
+ RSM Australia: Leading advisory accounting firm for over 100 years, 32+ offices across Australia with over 1,400 employees, 32+ offices across Australia
+ Kent Law Group: Trusted and long-standing Gosford legal practice
+ Commanding two level freehold with 14 undercover car spaces
+ Favourable planning controls with B3 Commercial Core Zoning and 5:1 FSR
+ Strategic CBD location, close to Gosford train station, law courts, hospital and opposite Gosford's Imperial Shopping Centre
+ Gosford: Administrative and Commercial hub of the Central Coast which has a population of 347,000+ and growing
+ Excellent "landlord friendly" outgoings provisions with tenant paying all outgoings (including Land Tax and management)
+ Net Income: \$250,396 pa* + GST

For Sale by Auction
10.30am (AEST) Tuesday 21 June 2022
Yallamundi Rooms, Sydney Opera House

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

106-108 Erina Street East, Gosford, NSW 2250



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