



Fuel & Convenience Investment next to Coles & Liquorland

Sold

Contact Agent

Sold: Tue 28-Sep-21

Retail • Showrooms/Bulky Goods

279-281 Lang Street, Kurri Kurri, NSW 2327

Floor Area:

1 m²

Land Area:

2024.00 m² (approx)



Property Description

- **10 year lease to 2027 + options to 2047**
- **Busy corner draws customers from Coles**
- **2,032 sqm site with street frontages**

Secure 10 year lease to 2027 + options to 2047
Strategically positioned fuel & convenience retail investment
Irreplaceable corner drawing customers from Coles & Liquorland daily
Directly opposite Kurri Kurri Public School assuring regular pedestrian and vehicular exposure
Important centre within the rapidly growing Hunter Region
High profile and substantial 2,020 sqm* commercial centre landholding with 3 street frontages (see Site Area Details on page 7)
Large convenience store & canopy
Prominent LED pylon & ATM which collectively maximise exposure and attracts customers to the property
The large size of the site and positioning of improvements on the land provides enormous scope for further development subject to Tenant negotiation and relevant Council approvals
Net Income: \$254,864 pa + GST

To be sold by Investment Portfolio Auction:â€
11am AEST
Thursday 30 September
Bidding available via phone, online, in person at Hilton Brisbane, our Perth and Canberra state offices, and the offices of participating conjunctional agents. Registration essential.

Additional Details

Building	Tenure Type
Whole	Tenanted Investment

279-281 Lang Street, Kurri Kurri, NSW 2327



Darren Beehag
0411 226 223

Rhys Parker
0451 101 042