



Boutique Landmark Building

Medical/Consulting • Offices • Retail

304 Crown Street, Wollongong, NSW 2500

Floor Area:

1,855 m²

Land Area:

825.00 m² (approx)

Sold

Contact Agent

Sold: Fri 11-Jun-21



Property Description

An unrivalled opportunity to acquire a high profile CBD fringe Freehold investment with additional development potential, the subject site is being offered for sale by EOI.
(Closing 8th of June 2021)

- Total NLA of 1855.21m2* with 328m2* floor plates Levels 1-5
- Functional 6 level building with multiple tenancies
- High profile corner site with 2 street frontages
- Offered as a going concern with key tenancies including (Illawarra Area Health , Atwork , Illawarra Cardiology, Amplifon Hearing Centre & Illawarra Diabetes Clinic)
- Annual passing income \$637,793 gross & \$487,722 net (fully leased)
- Located across the road from Wollongong Railway Station
- Short walk to Crown Central Mall shopping precinct & eateries
- Surrounded by key infrastructure being Wollongong Hospital, Wollongong Private Hospital & GPT complex
- Secure gated parking for 20 vehicles with additional public parking facilities under 100m away.
- Zoned Commercial core the site can be further developed by approximately 1100m2* (SCTA) - concept plans available upon request.

* indicates approximate & will require individual verification

Additional Details

Tenure Type **Car Spaces**
Vacant Possession 20

Parking
Comments
Security gated area

304 Crown Street, Wollongong, NSW 2500

Raine&Horne.
Commercial

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