

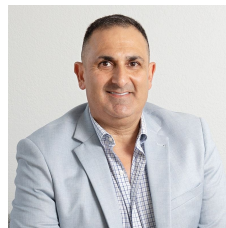


**33 - 39 Denison Street Wollongong NSW**

- \* Unique opportunity for developer
- \* Fully tenanted until 2027 with National Healthcare provider
- \* Current passing rent at \$432,600 + GST
- \* Prepare and plan for future development while benefitting from a 4% return.
- \* Zoned B4 - Mixed Use located in Wollongong City Centre FSR ; Height restriction of 60m
- \* 2,086 sqm total land area with over 1030sqm building area

[For full version visit the website](https://www.whkcommercial.com.au)

**Type** : Healthcare  
**Price** : \$ 8,500,000  
**Building Size** : 1030 sqm  
**Land Size** : 2086 sqm  
**View** : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/wollongong/commercial/healthcare/8045896>



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