

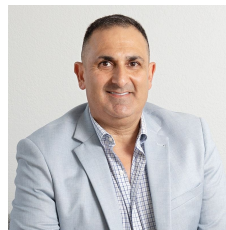


33 - 39 Denison Street Wollongong NSW

- * 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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