



**37/5-11 Waynote Place Unanderra NSW**



- \* As New Concrete Panel High Clearance Warehouse - Totalling 210 m2
- \* Currently leased till Nov 2023 with 1 year option
- \* Anticipated Rental return in November - \$39,500+GST + Outgoings(Over 5.2% Net return)
- \* Desirable front of complex location facing North East
- \* Mezzanine with hybrid timber flooring + tiled 15 m2 balcony
- \* Upstairs includes sound proofed area with air conditioning - perfect for music or content creation
- \* Ground floor includes storage rooms, kitchen, large open warehouse area and undercover car space
- \* Ground floor accessible bathroom includes shower, amenities plus separate locker room

**Type** : Industrial  
**Price** : \$ 740,000  
**Building Size** : 210 sqm  
**View** : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/unanderra/commercial/industrial/8045938>



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