

## G12/132 Corrimal Street Wollongong NSW

\* Prime CBD location with excellent passer by vehicle and foot traffic

\* 118 m2 space spread over two levels with parking allocation for 2 vehicles

\* Fully tenanted with new Lease in place until August 2026

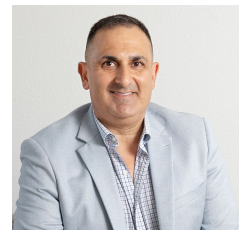
\* Currently fit out with office / consult rooms and gym floor

\* Returning Rental Income of \$45,000 + GST (+ usage and set outgoings)

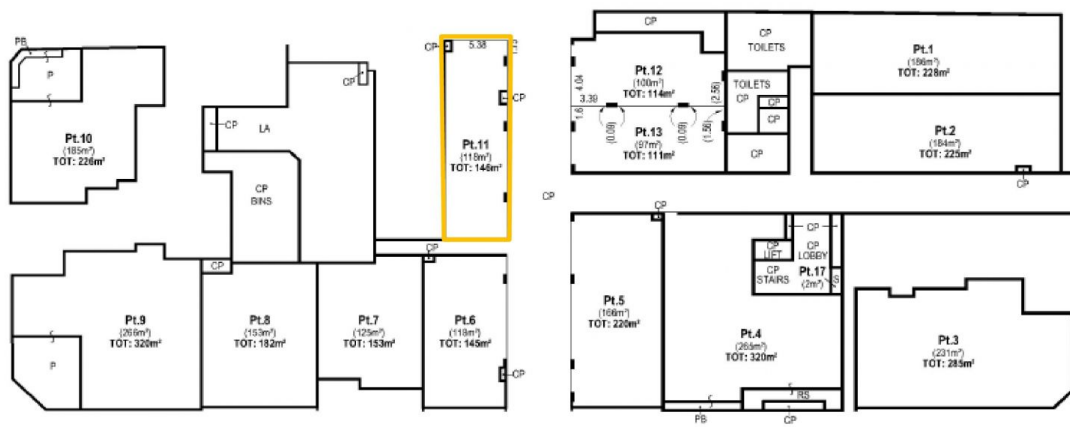
<b>Type</b>	: Retail
<b>Price</b>	: Offers above \$780,000
<b>Building Size</b>	: 118 sqm
<b>View</b>	: <a href="https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/wollongong/commercial/retail/8045950">https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/wollongong/commercial/retail/8045950</a>



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## GROUND FLOOR

## NOTES:-

1. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
2. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

— denotes PROLONGATION OF FACE OF COLUMN/WALL

P denotes COVERED PATIO  
RS denotes COVERED CONCRETE RAMP & STEPS  
PB denotes COVERED PLANTER BOX  
CP denotes COMMON PROPERTY  
LA denotes LOADING AREA (CP)  
S denotes STORAGE

Surveyor: MATTHEW PLOWMAN  
Surveyor's Ref: 6196\_2  
Subdivision No: 13903  
Lengths are in metres. Reduction Ratio 1:300

Registered  
3.8.2016

SP 93922

10 20 30 40 50 60 70 80 90 100 110 120 130 140