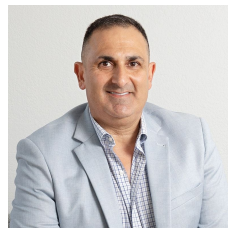




## 21 George Street Warilla NSW

- \* 348 sqm site with two storey building, rear parking with side street and rear lane access
- \* Fully tenanted with brand new leases confirmed to 2026 with further options extending to 2029
- \* Building currently fitted out with Pizzeria on ground floor and Office Suites on first floor
- \* Located along the main promenade to beach within Warilla
- \* Surrounded by Retail and Office buildings all tenanted
- \* Presenting a valuable addition to any investors portfolio with passing rent at \$99,800 + GST
- \* Contact your agent today!

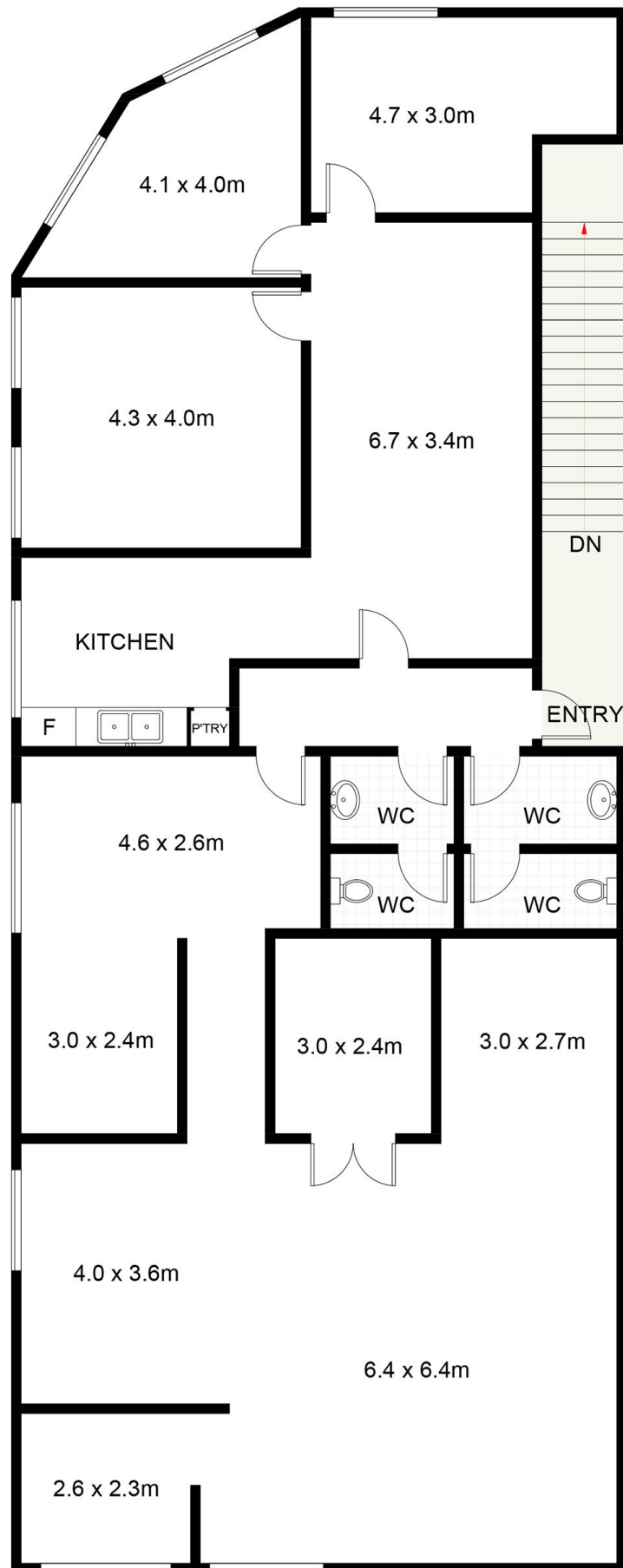
<b>Type</b>	: Offices
<b>Building Size</b>	: 450 sqm
<b>Land Size</b>	: 348 sqm
<b>View</b>	: <a href="https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/warilla/commercial/offices/8045960">https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/warilla/commercial/offices/8045960</a>



**Harry Stefanou**  
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**Mark Marinelli**  
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## 21 George Street, Warilla

Approximate Gross Internal Area = 198.8 sq m

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.