



## SUTHERLAND

Cooper Wilson Commercial is pleased to present this affordable first floor office investment located at 800 Old Princes Highway Sutherland.

Featuring:

- 46m<sup>2</sup>\* first-floor office space
- Brand new lease - 3 years
- Rental income of \$19,760.00 gross pa + GST\*
- Air conditioned
- Carpeted
- Shared amenities
- Partitioned offices
- Natural light
- Intercom access

Centrally located opposite Sutherland Train Station.

**Building Size** : 46 sqm  
**Land Size** : 46 sqm  
**View** : <https://www.cooperwilson.com.au/sale/nsw/sutherland/sutherland/commercial/offices/7589417>