

PO Box 2833 Taren Point NSW 2229

Telephone: (02) 9524 1188 Facsimile: (02) 9524 5559

Email: brett@cooperwilson.com.au www.cooperwilson.com.au

Brett Cooper Holdings ATF The Cooper Family Trust T/A Cooper Wilson Commercial

ABN 51 989 605 356

4th February 2021

Steve Niland
PO Box 1185
Sutherland NSW 1499

Re: Appraisal for Sale and lease

Property: Suite 1/800 Old Princes Highway Sutherland NSW 2232

Title Particulars;

Lot 3

SP 66493

Areas: 89m2 as per strata plan

Parking: 1 car space (12m2)

Description: Owner occupied first floor commercial suite positioned in the heart of the Sutherland CBD. The property offers an open plan layout other features include ducted air conditioning and an abundance of natural light.


A huge benefit is the property comes with a registered parking spot. Parking is a premium in the Sutherland district.

Sale estimate: We believe that a realistic and achievable sale price would be: - \$700,000 + GST

Lease estimate: We believe that a realistic and achievable lease price would be: -\$42,000 PA + GST

We trust this information assists with your decision making and should you wish to discuss any aspect of our appraisal please contact us at your convenience.

Yours faithfully,
Cooper Wilson Commercial



Mitchell Pistola
Licensed Real Estate Agent

Disclaimer: this opinion has been prepared for your use only, to analyse the selling/leasing potential of the property. It is not for the use of any third party. Although every care has been taken in arriving at the figures, we stress that this is an opinion of selling/leasing prices only and not to be taken as a sworn valuation.