



The Vantage Building
Shop 4/22-32 Gladstone Avenue
Wollongong NSW 2500

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Market Appraisal for Shop 8 – 22 Gladstone Avenue Wollongong
Marcoli Pty Limited ATF Mojsoski Super Fund

This street frontage strata title property comprises 78 sqm of well-appointed and fully fitted commercial office space with a further 2 single car spaces (32 sqm). The floorplan includes reception and waiting area, conference room, a further separate offices, individual male/female facilities, kitchenette and further storage throughout – all serviced by fully ducted air-conditioning with all utilities available. The current gross rent is \$55,000 less outgoings and shows a net income of \$43,821.

Based on similar sales of properties comparable accommodation and current capitalised commercial returns of 7%, reflects a likely **market value of \$625,000.**

Please feel free to contact me direct should have any further questions.

Regards

David Meikle JP

Licensee | Director | Auctioneer



DIRECTOR | David Meikle
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