



**Caringbah**

**BLUE CHIP INVESTMENT - AQUATIC CENTRE - "AS NEW" and "STATE OF THE ART"**

Undoubtedly one of Sydney's' finest privately owned purpose built Aquatic Centres, this truly unique opportunity is the epitome of swim centres, offering a solid yield with substantial depreciation benefits, a perfect investment for the astute investors.

- Set in the hub of a highly sought & vibrant new commercial precinct
- Versatile ultra modern facility
- Exceptional design & quality fit out throughout centre
- Prime high yielding investment opportunity
- "Torrens Title" freehold site of over sitting on 1,190 square metres includes yard and parking
- Impressive facade and prominent street front presence
- High clearance warehouse shell
- Formal reception, kiosk/café, mezzanine office and showroom areas
- Heated 25 metre, x 5 lane indoor pool plus 8 x 8 metre

**By Negotiation**

**Type** : Industrial  
**Building Size** : 820 sqm  
**Land Size** : 1194 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/sutherland/caringbah/commercial/industrial/7617111>

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