



## 3 Ted Ovens Drive, Coffs Harbour NSW 2450

### Prime Commercial Opportunity - 1,350m<sup>2</sup>

This prime decentralised commercial opportunity offers a multi-functional usage, whether it be retail, office, medical, health or educational, the options are very wide.

The site itself is situated adjacent to the new multi-million dollar GP Super Clinic. Total land area is approximately 3,951m<sup>2</sup>.

Situated close by is the Coffs Harbour Health Campus, Southern Cross University and airport, approximately 3 kilometres from Coffs Harbour CBD.

Leasable Area 1,350m<sup>2</sup>.  
Gross Annual Rental \$35

Development

FOR SALE

\$1,250,000 + GST / \$472,500pa + GST

**Deb Grimley**

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