



**58 River Street, Woolgoolga NSW 2456**

## SOLD BY LJ HOOKER COMMERCIAL

This prime Woolgoolga 'Top Town' retail property has been operating as a hardware for decades.

The owners have retired and the opportunity presents itself for refurbishment or redevelopment.

The property occupies a high profile corner location with frontage to River Street of some 25 metres, plus additional frontage to Gordon Lane of some 40.5 metres.

The property accommodates an approximate total site area of 1,005m<sup>2</sup>.

The property is zoned Business B4 Mixed Use which permits a variety of uses including retail, commercial, medical uses, child care centre and residential unit buildings.

The property's approximate gross leasable area is 350m<sup>2</sup> plus sheds.

'Top Town' is a thriving retail area which is generally situated between Woolgoolga CBD and main beach, some 2 ki

Retail

FOR SALE

1005sqm

**Troy Mitchell**

0417 695 915

tmtchell@ljhcoffs.com