



**Shop 30/87 Ocean Parade, Coffs Harbour NSW 2450**

**CAFE OPPORTUNITY- 139m2**

Shop 30 comprises a new ground floor retail shopfront which accommodates an approximate gross leasable area of 139m2.

The premises is located on the ground level and is part of the new multi-level and fully occupied Equinox 87 apartment complex.

Equinox 87 is the ultimate fusion of opulence, sustainability and creative design combined with the best construction and is situated directly on Ocean Parade, opposite the recently renovated Hoey Moey - on the beach.

Ocean Parade is a very popular and busy location for tourists amongst high rise residential buildings, cafes, and clubs.

Straight across the road is Park Beach, perfect for walking, fishing, surfing and swimming.

Perfect for a retail neighbourhood use.

Retail

FOR LEASE

\$48,650pa +GST

139sqm

**Deb Grimley**

0434 301 550

dgrimley@ljhcoffs.com