



Indicative Outline Only



**470-472 The Esplanade, Warners Bay NSW 2282**

## Office/Retail or Mixed Use Development

Fantastic opportunity to purchase a large commercial site in the tightly held business centre of Warners Bay (Lake Macquarie). The Property offers a unique opportunity for developers, investors or owner occupiers to purchase an existing office and retail property with passing rental. DA approved for additional retail & office space, together with adjoining vacant land for future development.

- Two adjoining lots with a total site area of 4,889sqm approx.
- Office area 1,679sqm, retail area 421.5sqm (approximately)
- Passing rental of \$755,487 per annum net + GST (approximately)
- B2 Local Centre Zoning
- Development potential for mixed use residential STCA

Development  
FOR SALE



**Ross Cooper**

0423 761 955

Ross.Cooper@au.knightfrank.com