



4 Park Avenue, Coffs Harbour NSW 2450

SOLD BY LJ HOOKER COMMERCIAL

This modern single storey retail investment occupies a high profile position opposite Woolworths in Coffs Harbour's CBD.

The building is situated on the corner of Park Avenue and Park Lane and enjoys a high level of passing pedestrian traffic.

The property is fully leased to Suncorp Corporate Services for five years from 1/12/15 and trades as Australian Pensioners Insurance Agency.

The building accommodates an approximate gross leasable area of 252m².

The accommodation is modern having been fully refurbished in 2010, including approval for an ATM.

The site has a total site area of 268m².

The property enjoys the following features:

- High profile CBD position
- Prime retail location
- Situated opposite the very popular CBD Woolworths supermarket
- Long term lease to Suncorp
- Attractive return
- Perfect SMSF opportunity

If you've been seeking a high quality, affordably priced investment, leased to a national tenant then CALL NOW !!!

The asking price is \$1,500,000.

For all further details please contact Exclusive Marketing Agents L J Hooker Commercial:

Offices

FOR SALE

252sqm

Troy Mitchell

0417 695 915

tmitchell@ljhcoffs.com