



**18 Park Avenue, Coffs Harbour NSW 2450**

## **SOLD BY LJ HOOKER COMMERCIAL & BURGESS RAWSON**

- Established single storey retail building comprising of six fully leased retail shops
- High profile and centrally located opposite Woolworths, BWS, public parking and within the burgeoning Coffs Harbour CBD
- Unblemished rental history with current leases through until 2022
- Modern, well exposed corner shops totalling 479m<sup>2</sup> NLA
- Anchored by established tenants incl. Optus Shop & Ramsay Pharmacy
- 65 metre combined frontage to Park Avenue and Little Street
- CBD Core B3 Commercial Core Zoning allowing up to 9 level mixed use development
- Coffs Harbour - high growth regional centre with a population of 72,971 located between Brisbane & Sydney
- Annual CPI increases
- Net Income: \$167,154

Retail

FOR SALE

479sqm

**Troy Mitchell**

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