



**35 Orlando Street, Coffs Harbour NSW 2450**

## HIGH EXPOSURE AT THE JETTY - 172.5m2

This property comprises a part on and two storey building, originally built as a residence, but converted to office space over a decade ago.

The owner would be willing to undertake further building works to suit your business, including building a new commercial/retail facade.

The property occupies a location which enjoys high profile exposure to busy Orlando Street and occupies a sought after Jetty business position, among a mix of professionals and retailers.

The building accommodates an approximate gross leasable area of 172.5m2, comprising a ground floor of some 120m2 plus first floor of some 52.5m2.

The premises is fully airconditioned and wired for technology.

The building was previously occupied by an engineering firm for over ten years.

Vehicular access is available

Offices

FOR LEASE

\$36,000 pa + GST

172.5sqm

**Deb Grimley**

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