



27-29 Walter Morris Close, Coffs Harbour NSW 2450

Fully Leased Retail Investment Opposite Park Beach Plaza

This modern single storey retail investment occupies a high profile position fronting Park Beach Road, on the corner of Walter Morris Close, opposite Park Beach Plaza - the largest shopping centre in between Newcastle and the Gold Coast.

Situated approximately 3 kilometres from the burgeoning Coffs Harbour CBD, the building is leased to Petstock, Sports Power Super Warehouse, Ventoux Cycles, and F45 Training returning a gross annual rental of \$355,631 plus GST.

The estimated net annual rental is \$326,243 plus GST.

This high profile three street frontage site enjoys an approximate total land area of 3,402m² which is zoned Business B2 Local Centre.

The modern building accommodates an approximate gross leasable area of 1,941m².

Generous onsite car par

Showrooms/bulky Goods

FOR SALE

\$5,250,000 GST Exempt

1941sqm

Troy Mitchell

0417 695 915

tmitchell@ljhcoffs.com