



9 Duke Street, Coffs Harbour NSW 2450

## PRIME CBD FUTURE REDEVELOPMENT SITE

This property comprises a prime commercial redevelopment site in Coffs Harbour's burgeoning CBD.

The property has an existing council development approval for a single storey office building.

The approved office building has an approximate gross leasable area of 550m<sup>2</sup> fronting Duke Street, plus onsite car parking for 14 vehicle with access via the rear lane.

The land enjoys an approximate frontage of 20.12 metres respectively to Duke Street and the rear lane, with side boundaries of some 50.29 metres respectively.

The total site area is approximately 1,012m<sup>2</sup>.

- \* Prime CBD location
- \* Conveniently position

Development

FOR SALE

Expressions of Interest Closing 15/03/18

1sqm

**Troy Mitchell**

0417 695 915

tmitchell@ljhcoffs.com