



**5/35 Stockton Street, Nelson Bay NSW 2315**

## PERFECT FOR THE OWNER OCCUPIER OR INVESTOR

Ideal for either an investment or owner occupier, this quality office is located at the top end of town in the Nelson Bay CBD. It offers size, location, car parking and quality surrounding businesses. The property provides great exposure and signage opportunity, easy access to all facilities and passing by high flow traffic.

The tenancy is 92m<sup>2</sup> internally, and provides an outdoor area of 18m<sup>2</sup>, it also has a 10m<sup>2</sup> store room plus two designated car spaces, the space would suit a wide range of business users or would be a great investment property.

Exclusive agent Natasha Grima at O'Meara Property.

Whilst all care has been

Retail  
FOR SALE  
\$250,000 + GST  
148sqm