



**Raine&Horne.**  
Commercial

**Local Knowledge & National Strength**



**433 Ocean Beach Road, Umina Beach NSW 2257**

## **&SOLD By Garth Hunter 0414 339 118**

Prominently positioned on busy Ocean Beach Road, opposite McDonalds and within a level 5 min walk to the beach, this 670m2 level block comprises an existing Physiotherapist practice at the front of the level block and residential one bedroom studio to the rear.

- Opportunity to purchase with existing commercial use + residential rental return
- Easy access for commercial deliveries and plenty of parking at rear
- Studio currently leased at \$270 pw
- Easy level walk to Umina Beach

Please call Kyah Johnston on 0499 002 467 or Garth Hunter on 0414 339 118 for further information or to organise

Healthcare  
FOR SALE

**Raine&Horne.**  
Commercial

**Garth Hunter**

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