



6 Bray Street, Coffs Harbour NSW 2450

## Coffs Harbour Property Investment Opportunity

The building is approximately 780m<sup>2</sup> on land of 3500m<sup>2</sup> zoned B6 Enterprise Corridor and has plenty of onsite parking. It is conveniently located almost opposite the large Regional Shopping Centre, Park Beach Plaza and adjacent to Park Beach Home Base containing the likes of Harvey Norman, Freedom, Officeworks, Clark Rubber, Repco, etc.

The current net rent is shows a net return of 7.9% on the asking price of \$1,150,000 and will rise to 9.13% in July 2014 with rent increase followed by annual CPI increases.

Contact us for your Information Memorandum and to arrange an inspection.

Other  
FOR SALE

780Squares