



**4/40 Little Street, Coffs Harbour NSW 2450**

## 5.7% Net Return Approx - Leased And Refurbished Strata Office

This leased strata title office conveniently located on the corner of Little Street and Dalley Street in the CBD of Coffs Harbour is returning approximately 5.7% net pa.. The Lease is in place until 31st March 2018 then has an option for a further 12 months. Rent is \$1828.75 incl GST per month plus water rates.

Zoned B3 Commercial Core. This ground floor office is located in a strata block of six units and commercially includes a Pathology Collection Centre, Lawyer and Employment office.

\* Price \$260,000 + GST if applicable

Contact Steve Little 04

Offices

FOR SALE

73sqm

**Cherie Parik**

0423 369 999

cherie@yourcps.com.au,a+2605\_\_100613