



7-9 Cook Drive, Coffs Harbour NSW 2450

## Coffs Harbour Leased Industrial Opportunity On 5039m2

Ideally located near the beginning of Cook Drive close to the new Bunnings store under construction, this 5039m2 site is in two titles and has been the home to Coffs Car Wreckers since 1979 and the business owners are secured on a lease till 13th September 2016 plus a four year option until 2020.

Lot 21 (#7) is 2898m2 and is substantially a storage yard with a small structure while Lot 20 (#9) is 2141m2 and has a substantial building of 672m2 containing offices, amenities and warehousing. The site is fully fenced.

Income is \$ 71,760.00 pa GST plus Rates and Land Tax.

As vacant industrial land is almost exhausted in Coffs Harbour, here is an opportunity to secure an income-producing site containing an almost vacant lot plus another with a substantial building for future redevelopment and refurbishment as the City expands.

Email Steve Little today at [steve@stevelittle.com.au](mailto:steve@stevelittle.com.au) or call 0408 512 529 for your Information Memorandum.

Industrial  
FOR SALE

672sqm