



**53 Moonee Street, Coffs Harbour NSW 2450**

## Coffs Harbour CBD Commercial Refurbishment or Re-development opportunity...

After almost 60 years in the same building, The Coffs Coast Advocate is moving to smaller premises nearby, more suited to their needs of today. Here is your opportunity to secure a two storey commercial building in the CBD of Coffs Harbour adjacent to a free all day Council car park, to renovate and occupy or lease out or maybe redevelop the site.

The building has a lower floor area of approximately 644m<sup>2</sup> (unsurveyed) and an upper floor area of approximately 323m<sup>2</sup> (unsurveyed) totalling 967m<sup>2</sup> approx. The site is 973.8m<sup>2</sup> and is zoned B3 Commercial Core. The ground floor currently comprises a reception area, open plan work area, large glazed managers office, a rear work area with two offices and amenities including a kitchen. The second storey also has a large open plan work area, Board Room, two offices and a ki

Offices  
FOR SALE

967sqm