



42-46 Beach Street, Woolgoolga NSW 2456

## ONCE IN A GENERATION INVESTMENT OPPORTUNITY

The Edge Coffs Harbour is pleased to present Woolgoolga Central for sale by expression of interest.

• First time offered in nearly 50 years

• Combined land area: 5370 sqm\* (three separate titles) zoned B2 Local Centre

• Combined building area: 1882 sqm\*

• Estimated combined net income \$606,231\* pa on a fully tenanted basis.

• Island site with 4 street frontages and significant future development potential.

Retail

FOR SALE

1882sqm

Woolgoolga Central - 46

PROPERTY <sup>to</sup>  
The place for workspace.

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