



**37 Central Coast Highway, West Gosford NSW 2250**

## IDEAL TENANTED INVESTMENT ON CENTRAL COAST HIGHWAY

This is a fabulous opportunity to purchase a Commercial tenanted investment with street frontage direct to Central Coast Highway. Located in West Gosford and bordering Gosford Town Centre, this freehold property is situated on a prominent corner position with two street frontages. Only moments to Gosford Waterfront and Central Coast Stadium and walking distance to the CBD and Gosford District Hospital. Excellent exposure with signage opportunities for businesses operating from the site with a high volume of passing traffic, approximately 35,000 vehicles passing per day. Currently there are 7 units being sold in one line with good long standing tenants in place giving you assurance that your investment risk is minimised. This property lends itself to future development opportunities (STCA) with potential uninterrupted waterviews over the public reserve to Brisbane Water. The flexible B6 zoning allows for a high floor space ratio and a wide variety of uses. Rendered brick building with concrete flooring, colorbond roof and glass shop frontages. There is a communal courtyard at the rear of the complex and private toilet facilities within each unit. There are 15 car spaces on site.

Retail  
FOR SALE

388sqm