



10 Harbour Drive, Coffs Harbour NSW 2450

PRIME CITY CENTRE INVESTMENT - NATIONAL TENANT

Long established city central occupation by chemist/pharmaceutical tenant "Coffs Discount Chemist" part of major medical group, with a gross income of approx. \$103,000 per annum +GST. Approx. \$93,000 pa net.

Key features include;

- 6.6% approx. net yield
- Current lease to Oct 2025 with a three (3) year option
- Site size is 335sqm with rear access
- Gross income of approx. \$103,000 per annum +GST
- Coffs CBD is undergoing a renaissance - get in early to capitalize
- New developments adjacent re-vitalizing Coffs City Centre

Be a part of the growin

Retail
FOR SALE
\$1,395,000
335sqm