



7a/1 Pioneer Avenue, Tuggerah NSW 2259

## Prime Caf&acute;e; Position in Established Location

The property is positioned within the heart of the Tuggerah Business Park, benefiting from an established surround of industrial and commercial businesses which provide access to a diverse range of potential customers, benefiting from substantial signage opportunities and abundant parking.

The property boasts a strong foundation in a caf&acute;e; style operation, featuring stainless steel benches throughout providing a kickstart for your business, with key highlights including:

- Building area of 105 sqm\*
- External seating area of 29 sqm\*
- Abundant on-title parking
- Substantial signage opportunities
- Caf&acute;e; style fit

Offices

FOR LEASE

134sqm