



Cessnock, 83 Vincent Street

Commercial Opportunity in Cessnock CBD

Are you looking for a commercial investment in the heart of Cessnock? 83 Vincent Street, Cessnock will tick all your boxes.

This neat and tidy office space offers ample room, staff bathroom facilities and rear lane access plus entry. There is also an abundance of public car parking at rear plus on street parking.

With approximately 95sqm gross lettable floor space.

Lease 1 year with 1 year option
\$23,400 + GST + 100% outgoings payable by tenant*

Property Quick Facts:

- Office space – E2 commercial centre zoning



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
\$339,000

Building Area
95sqm

Contact
Bryce Gibson
0422 227 668
bryce.gibson@ljhooker.com.au

LJ Hooker Cessnock
(02) 4050 6000

- 202.30sqm approx total land size - 5.125 m frontage x 40.40m depth
- Rear entry and rear lane access with parking available
- Council Rates \$2,948 pa approx. – Water Rates \$1,232 pa approx.

*outgoings include council rates, water rates, building insurance

For more information and to arrange your inspection of this property please contact Bryce Gibson today 0422 227 668, or the office on 02 4050 6000.



More About this Property

Property ID	1HCMF5N
Property Type	Offices
Building Area	95 m ²
Land Area	202.3 m ²

Bryce Gibson 0422 227 668

Principal & Selling Agent | bryce.gibson@ljhooker.com.au

LJ Hooker Cessnock (02) 4050 6000

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