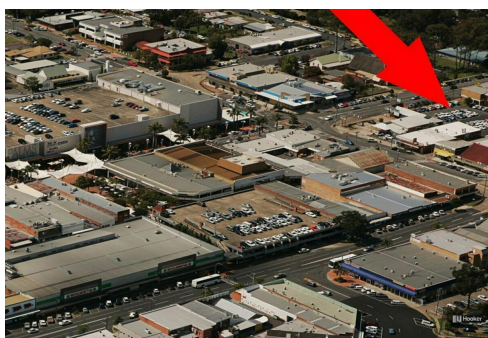
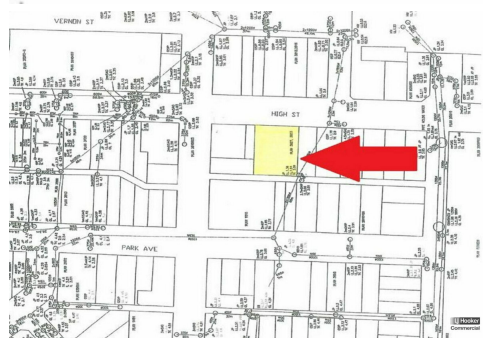


**220 HARBOUR DRIVE**

ELEVATION 1:200

**LJ Hooker Commercial**



## Coffs Harbour, 220 Harbour Drive

### Purpose Built Premises - From 500m2

If your company or client is looking for a prime commercial site in the Coffs Harbour CBD, this property will certainly be at the top of your list.

This prime CBD commercial site is located within the burgeoning eastern city centre precinct.

It enjoys prominent frontage to Harbour Drive, Coffs Harbour's prime retail trading strip. Surrounding developments include Coffs Central shopping complex, ANZ Bank, established prime retail and office buildings including new buildings for a freestanding Coles Supermarket of some 5,000m2 and a three storey office building accommodating Westpac Banking Corporation.

The post office is located less than 200 metres away and the very popular Jetty tourism precinct is some 2 kilometres east along Harbour Drive.

The CBD is well serviced by public bus transport, and numerous council car parking

**For Lease**  
Expressions of Interest

**Building Area**  
750sqm

**Contact**  
**Deb Grimley**  
0434 301 550  
dgrimley@ljhcoffs.com

**LJ Hooker Commercial**

**Coffs Harbour**  
**(02) 6651 6711**

**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.

centres are provided.

The site has a street frontage of some 21 metres, a rear lane frontage of same, with an approximate total site area of 1,010m<sup>2</sup>.

Zoned Business 3A City Centre, it enjoys a height limit of up to 8 storeys.

The most likely proposed development is from one to say three storeys offering either pure office accommodation, or a mix of ground floor retail.

This would allow from between say 500m<sup>2</sup> to 3,000m<sup>2</sup> of space.

Car parking can be either open at the rear or undercover basement parking.

Net annual rental is by expressions of interest.

For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Office Leasing Specialists today:

Deb Grimley 0434 301 550 [dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

Troy Mitchell 0417 695 915 [tmitchell@ljhcoffs.com](mailto:tmitchell@ljhcoffs.com)

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 [coffsharbour@ljhc.com.au](mailto:coffsharbour@ljhc.com.au)

The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

Property ID	55XGVG
Property Type	Offices
Building Area	750 m <sup>2</sup>
Land Area	1010 m <sup>2</sup>

**Deb Grimley 0434 301 550**

Manager, Leasing | [dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

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