



## Coffs Harbour, 51 Grafton Street

ALL REASONABLE OFFERS CONSIDERED — 214m<sup>2</sup>

Affordable 214m<sup>2</sup> of prime CBD property occupies a prominent highway frontage location in the burgeoning Coffs Harbour CBD.

Positioned near the high profile corner of Grafton Street and Park Avenue, the property enjoys prominent highway exposure. The property occupies a favourable, somewhat elevated position within the popular eastern CBD precinct and has an extra wide shopfront.

Having been occupied by Radio Rentals for over 7 years the premises is ready to be re-invigorated. Accommodation includes air conditioned open plan showroom/reception with high ceiling, rear office/storage and internal amenities. 2 onsite car spaces and offers great rear Loading Dock access. The premises enjoy substantial highway exposure to over 60,000 vehicles on average daily.

 **LJ Hooker Commercial**

**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 Lease

\$49,900pa + GST

### Building Area

430-430sqm

### Contact

**Deb Grimley**

0434 301 550

[dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

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

The property enjoys the following features:

- High profile position
- Amazing signage potential
- Extra Wide shopfront
- Onsite parking for 2 cars
- Rear Loading Dock
- Good natural light
- Air conditioned

If your company would benefit from occupying affordable retail/commercial space with substantial signage exposure then CALL NOW!!

The gross annual asking rental of \$49,900 excluding GST equates to \$233/m2 or \$959 per week

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 Leasing Specialists today:

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

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

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The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

<b>Property ID</b>	K8UGVG
<b>Property Type</b>	Offices
<b>Building Area</b>	430-430 m <sup>2</sup>
<b>Land Area</b>	367 m <sup>2</sup>

### Deb Grimley

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### Coffs Harbour (02) 6651 6711

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