



## Coffs Harbour, Shops 13, 19-24/20 Gordon Street

### HIGH PROFILE CBD INVESTMENT OPPORTUNITY

Shops 13 and 19 - 24 comprise high profile retail premises which accommodate an approximate gross leasable area of 1,253.35m<sup>2</sup>.

Occupying a favorable corner street front position within the landmark Max Murray Mall, the property is fully leased.

The existing tenants are on relatively new leases and comprise Office Choice and Mid Coast Communities, occupying a combined 887.35m<sup>2</sup> or 70% of the total GLA. b

The retail area occupied by Office Choice has recently been fully refurbished.

The area occupied by Mid Coast Communities comprises high quality CBD standard offices, previously occupied by the Department of Community Services.



**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

\$3,300,000 - \$3,500,000

#### Building Area

1,253-1,253sqm

#### Contact

**Troy Mitchell**

0417 695 915

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

**Coffs Harbour  
(02) 6651 6711**

The gross annual rental on a fully leased basis, including approximately \$130,000 for the two unoccupied areas, is \$329,408 excluding GST.

The fully leased net annual rental is approximately \$264,323 excluding GST, which equates to an approximate net annual return of 7.5% to 8%.

Coffs Harbour's burgeoning CBD is subject to several high profile proposed developments including the CEX's high rise residential tower due to commence 2022, Coffs Central's high rise visitor hotel and Coffs Council's Civic Centre due to commence 2021.

This prime CBD investment enjoys the following features:

- Prime high profile CBD position
- Substantial frontage to busy Gordon Street
- Corner Park Lane location
- Approximately 50 metres to the prime retail trading strip along Harbour Drive
- Proposed 80 room hotel some 50 metres away on the corner of Gordon Street and Harbour Drive
- Secure investment anchored by Office Choice and Mid Coast Communities
- New leases
- High net return

If you've been seeking a to secure a prime commercial investment in Coffs Harbour's burgeoning CBD then CALL NOW!!!

The asking price shows a fully leased NAR of 7.5% to 8%.

For all further investment details contact Marketing Agents LJ Hooker Commercial Coffs Harbour:

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

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

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711

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The leading specialist commercial agency servicing The Coffs Coast.



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## More About this Property

<b>Property ID</b>	JTAGVG
<b>Property Type</b>	Offices
<b>Building Area</b>	1253.35-1253.35 m <sup>2</sup>

### Troy Mitchell

Director, Sales & Leasing | [tmitchell@ljhcoffs.com](mailto:tmitchell@ljhcoffs.com)

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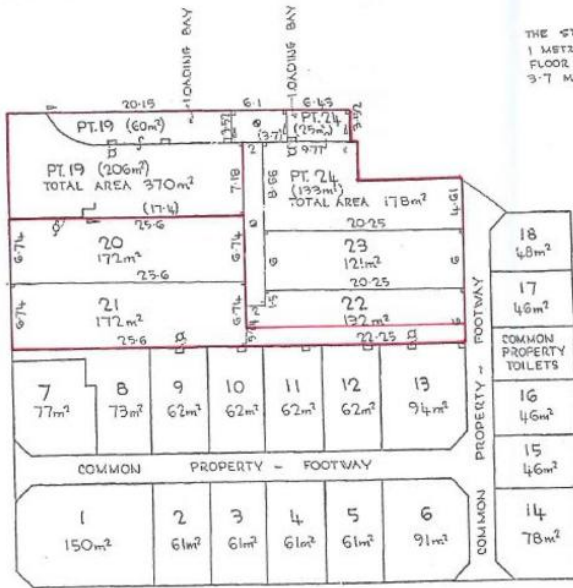
40 Harbour Drive, COFFS HARBOUR NSW 2450

[coffsharbour.ljhcommercial.com.au](http://coffsharbour.ljhcommercial.com.au) | [coffsharbour@ljhcoffs.com](mailto:coffsharbour@ljhcoffs.com)



STRATA PLAN 20740

THE STRATUM OF THE LOADING BAY EXTENDS FROM A LEVEL 1 METRE BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE ADJOINING PT.19 (206m<sup>2</sup>) TO A LEVEL 3.7 METRES ABOVE THAT SURFACE EXCEPT WHERE COVERED



LEVEL ONE

- COMMON PROPERTY - COLUMN
- COMMON PROPERTY - LOAD BEARING - WALL
- COMMON PROPERTY - SERVICE CORRIDOR
- COMMON PROPERTY - LOADING BAY

▷ PROLONGATION OF OUTSIDE FACE OF BRICK WALL

ADDITIONS ADDED BY ME G.C.E. LOCKETT 30.5.1985  
ADDITIONS APPROVED BY SHIRLEY CLERK J. HOFFMAN 8.7.85

Reduction Ratio 1: 300

Lengths are in metres

*G. C. E. Lockett*  
Professional Surveyor

*J. Hoffman*  
Deputy Control Clerk

SURVEYOR'S REFERENCE: 3002

OFFICE USE ONLY

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