

## Coffs Harbour, Shops 20-21/20 Gordon Street

HIGH PROFILE GROUND FLOOR CBD OFFICES — 263m2

This high profile office or retail showroom premises accommodates an approximate gross leasable area of 263m2.

The premises occupies a favourable, extra wide street front position within the landmark Max Murray Mall.

Adjoining tenancies include Office Choice, several cafes and restaurants, Mid Coast Communities, and a variety of other quality local businesses.

The premises is situated some 50 metres from Harbour Drive, Coffs Harbour's premier retail strip, and enjoys a high pedestrian traffic flow.

Gordon Street is a busy CBD ring road that generates a high level of vehicular traffic, affording the premises excellent exposure.

The premises comprises clearspan, column free space with ducted air conditioning.

**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**  
\$105,000pa + GST

**Building Area**  
263sqm

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

**Coffs Harbour**  
(02) 6651 6711

Shops 20 and 21 enjoy the following features:

- Prime high profile CBD position
- Substantial frontage to busy Gordon Street
- Some 50 metres to the prime retail trading strip along Harbour Drive
- High pedestrian and vehicular traffic flows
- Favourable ground floor accommodation

If you've been seeking to secure ground floor premises in Coffs Harbour's burgeoning CBD then CALL NOW!!!

The asking rental of \$105,000 excluding GST equates to \$399/m2.

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 Retail and 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	HS4GVG
Property Type	Offices
Building Area	263 m <sup>2</sup>

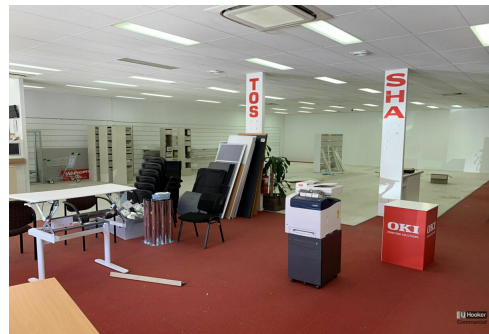
**Deb Grimley 0434 301 550**

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

**Coffs Harbour (02) 6651 6711**

40 Harbour Drive, COFFS HARBOUR NSW 2450

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





FORM 2

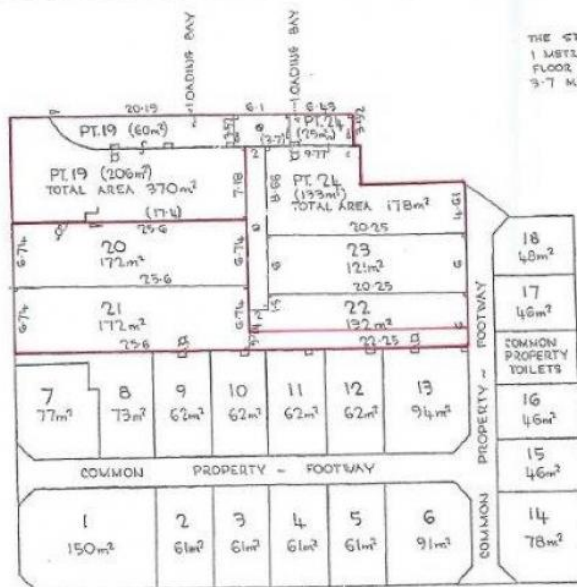
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 3 Sheets

STRATA PLAN 20740

THE STRUTUM 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

OFFICE USE ONLY



LEVEL ONE

- COMMON PROPERTY - COLUMN  
COMMON PROPERTY - LOAD BEARING - WALL  
COMMON PROPERTY - SERVICE CORRIDOR  
COMMON PROPERTY - LOADING BAY  
P - PROLONGATION OF OUTSIDE FACE OF BRICK WALL

ADDITIONS ADDED BY ME S.C.S. LOCKETT 30-5-1985  
ADDITIONS APPROVED SHIRE CLERK J. HOFFMAN 1-1-83

Reduction Ratio 1: 300

Lengths are in metres

SURVEYOR'S REFERENCE: 3002

11:1459380 / Doc: SP 0020740 P / Rev: 27-Aug-1992 / SCS: OK, OK / PCL: 02-Nov-2007 15:38 / Pgs: ATL / Seq: 1 of 2  
11:170388 RK / SEC: M

LJ Hooker  
Commercial