



## Coffs Harbour, 22 Harbour Drive

### CBD RETAIL OPPORTUNITY —202m2

This prime CBD retail opportunity occupies an excellent high profile location in Harbour Drive on the sunny side of the street.

Accommodating an approximate gross leasable area of 202m2 includes onsite car parking for 2 cars with access via Park Lane.

The premises is situated between The Book Warehouse and Pushkar Fair and opposite the new CODA development which is earmarked for completion in late 2024.

Located in a prime position amongst quality business enjoying a high volume of pedestrian traffic.

Existing fitout has been removed ready for your new fitout.

**For Sale**  
Expressions of Interest

**Building Area**  
202sqm

**Contact**  
**Troy Mitchell**  
0417 695 915  
tmitchell@ljhcoffs.com



**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.

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

The premises is fully airconditioned.

The shop include includes the following features:

- \* Prime retail location
- \* High profile position
- \* High ceiling height
- \* High pedestrian traffic flow
- \* Kerbside parking
- \* 2 onsite car parks from rear lane
- \* Close to multi-level car parking stations

If your business or employer has been seeking an affordable high-profile position in Harbour Drive then CALL NOW!!!

The property is for sale by Expressions of Interest.

Contact Exclusive Marketing Agents LJ Hooker Commercial for all further details.

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 [coffsharbour@ljhc.com.au](mailto:coffsharbour@ljhc.com.au)

The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

Property ID	MW1GVG
Property Type	Retail
Building Area	202 m2
Land Area	278 m2

### Troy Mitchell 0417 695 915

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

