

## Coffs Harbour, 220-224 Harbour Drive

Purpose Built Premises – 3,000m<sup>2</sup>

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

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

It enjoys prominent frontage to Harbour Drive which is Coffs Harbour prime retail trading strip.

Surrounding developments include the Coffs Central, ANZ Bank, established prime retail and office buildings including new buildings for a freestanding Coles Supermarket of some 5,000m<sup>2</sup> 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

### For Lease

\$400/m<sup>2</sup> pa net + outgoings + GST

### Building Area

3,000-3,000sqm

### Contact

**Deb Grimley**

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 **Lj Hooker Commercial**

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

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tourism precinct is some 2 kilometres east along Harbour Drive.

The CBD is well serviced by public bus transport and numerous council car parking centres are provided.

The site has a street frontage of approx 60 metres, a rear lane frontage of same, with an approximate total site area of 3,034.5m<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 office or retail accommodation. This would allow from between say 3,000m<sup>2</sup> to 9,000m<sup>2</sup> of space. Car parking can either be open at the rear or undercover basement parking.

Net annual rental \$400/m<sup>2</sup> + outgoings + GST.

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:

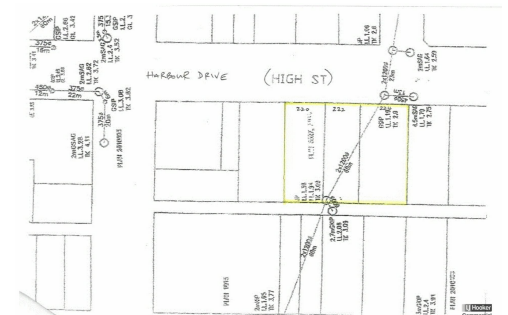
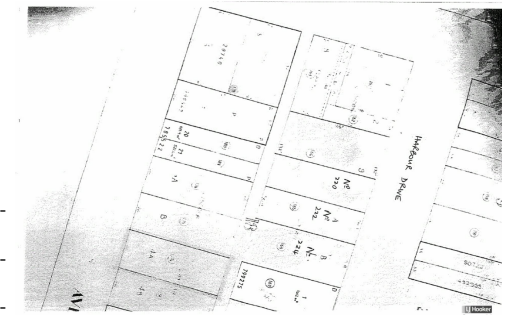
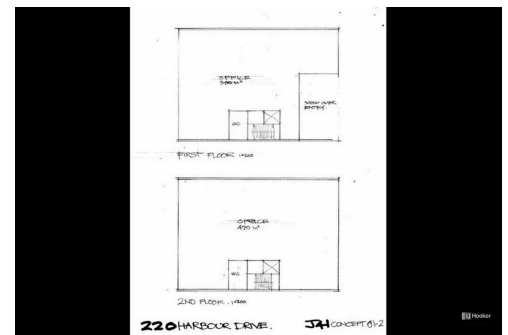
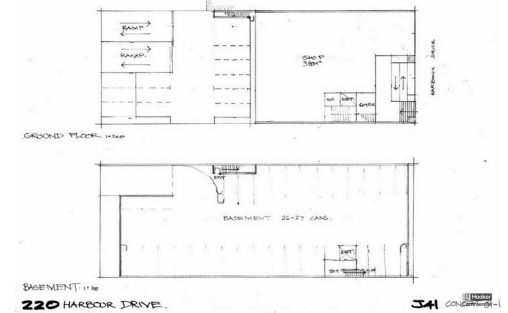
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The leading specialist commercial agency servicing The Cooffs Coast.



## More About this Property

<b>Property ID</b>	37ZGVG
<b>Property Type</b>	Retail
<b>Building Area</b>	3000-3000 m <sup>2</sup>

### Deb Grimley

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### Coffs Harbour (02) 6651 6711

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