



Coffs Harbour, 24 Harbour Drive

LOCATION, REAR ROLLER DOOR ACCESS and
ONSITE PARKING - 228m2

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 228m2 includes onsite car parking for 3 cars with access via Park Lane.

The premises is situated adjacent The Book Warehouse and Pushkar and generally opposite the new CODA development which is earmarked for completion end of 2024.

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

Existing fitout remains but perfect for your final touches and additions. The premises is

For Lease
\$69,900 + GST

Building Area
228sqm

Contact
Deb Grimley
0434 301 550
dgrimley@ljhcoffs.com



Coffs Harbour
(02) 6651 6711

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.

airconditioned and has access via rear roller door. Ample storage and office space

The shop include includes the following features:

Prime retail location

High profile position

High ceiling height

High pedestrian traffic flow

Kerbside parking

2 -3 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 gross annual asking rental of \$69,900 excluding GST equates to \$306m2 or \$5,825 excluding GST per month.

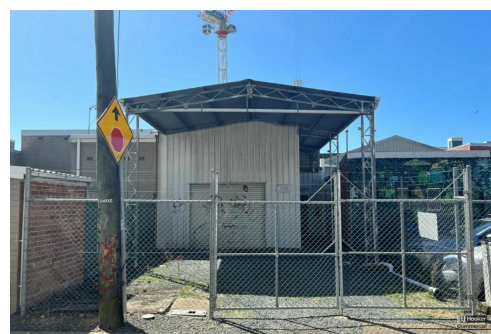
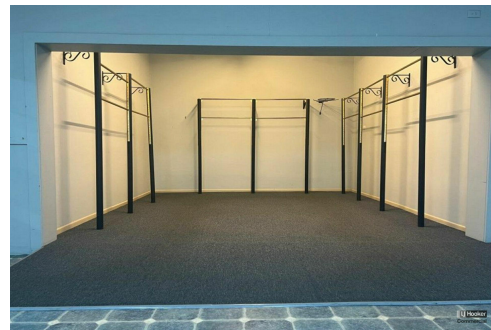
For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc, please contact one of LJ Hooker Commercial's Leasing Specialists today:

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

Troy Mitchell 0417 695 915 tmitchell@ljhcoffs.com

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 coffsharbour@ljhc.com.au

The leading specialist commercial agency servicing The Coffs Coast.



More About this Property

Property ID	MUUGVG
Property Type	Retail
Building Area	228 m2

Deb Grimley 0434 301 550

Manager, Leasing | dgrimley@ljhcoffs.com

Coffs Harbour (02) 6651 6711

40 Harbour Drive, COFFS HARBOUR NSW 2450

coffsharbour.ljhcommercial.com.au | coffsharbour@ljhcoffs.com



Coffs Harbour
(02) 6651 6711

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.