



Coffs Harbour, 350 Harbour Drive, cnr Camperdown Street

PRIME LANDMARK MIXED USE REDEVELOPMENT SITE WITH RENTAL INCOME

This prime holding could be your future boutique offices!!!

Built circa 1935 the Jetty Post Office is a Landmark at the gateway to the highly popular Jetty Precinct.

The Jetty Precinct is a tourism destination with numerous cafes & restaurants, and the property is an easy walking distance to the International Marina, historic jetty, the foreshores, Mutton Bird Island Nature Reserve and a choice of three beaches.

Situated on the high-profile corner of Harbour Drive and Camperdown Street, the modest building is surrounded by vacant land ripe for development.

For Sale
\$1,450,000

Building Area
115sqm

Contact
Troy Mitchell
0417 695 915
tmitchell@ljhcoffs.com

 **LJ Hooker Commercial**

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.

Total site area is approximately 563m² and is zoned Mixed Use which permits a wide range of residential, retail and commercial uses.

The building is an under-development of the land and has an area of approximately 115m² with a site coverage of 20%.

The building is highly suitable for refurbishment into a boutique retail or office use.

Redevelopment options on the land surrounding the building include a medium rise residential apartment building for short stay tourism accommodation.

The property is leased for 5+5 years from 1/2/21 and generates an attractive holding income.

This prime redevelopment property enjoys the following features:

- *Prime location
- *High profile position
- *Two street frontage
- *Under-developed property with 20% site coverage
- *Surplus land for future redevelopment
- *Favourable Mixed-Use zoning
- *Highly suitable for tourism accommodation
- *Affordable price range
- *Secure short-term lease

If you've been seeking an attractive and affordable investment with blue sky potential then CALL NOW!!!

The property is for sale with an asking price of \$1.45m.

For all further enquiries contact Exclusive Marketing Agents LJ Hooker Commercial:

Troy Mitchell 0417 695 915 tmitchell@ljhcoffs.com

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

More About this Property

Property ID	MTPGVG
Property Type	Retail
Building Area	115 m ²
Land Area	563 m ²

Troy Mitchell 0417 695 915

Director, Sales & Leasing | tmitchell@ljhcoffs.com

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40 Harbour Drive, COFFS HARBOUR NSW 2450

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

