



## Coffs Harbour, 7-11 Harbour Drive

### PRIME CBD RETAIL INVESTMENT

The landmark Cinema Walk Arcade occupies a prime retail position in busy Harbour Drive with dual street frontage.

Comprising a ground floor arcade accommodating 15 shops with three ex cinemas above.

Fronting both Harbour Drive and Vernon Street, opposite the CEX and adjoining CODA, the land has a total site area is 1,002m<sup>2</sup>.

The building covers the whole of the site and accommodates a ground floor area of 720m<sup>2</sup> plus cinemas of 650m<sup>2</sup> seating some 500 patrons.

Fully leased gross annual rental is in the order of \$200,000 excluding the potential cinema income.

#### For Sale

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#### Building Area

1,370sqm

#### Contact

**Troy Mitchell**

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**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.

The investment enjoys the following features:

- \*Prime retail position
- \*Dual street frontage
- \*Heave pedestrian traffic flows
- \*Adjoins CODA and opposite CEX
- \*Significant financial upside
- \*Transitional CBD emerging as a high rise residential location

If you've been seeking to secure a prime foothold in Coffs Harbour's burgeoning CBD then CALL NOW!!!

The property has an asking price of \$2.775M GST Exempt.

For all further details contact Exclusive Marketing Agents LJ Hooker Commercial.

## More About this Property

<b>Property ID</b>	MX0GVG
<b>Property Type</b>	Retail
<b>Building Area</b>	1370 m <sup>2</sup>
<b>Land Area</b>	1002 m <sup>2</sup>

### **Troy Mitchell 0417 695 915**

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