



## Coffs Harbour, Shop 1/108-118 Harbour Drive

### PRIME RETAIL INVESTMENT

This is an amazing opportunity to purchase your own boutique retail investment.

New 2 year lease from 1/7/24 with options to 2034.

This popular Vietnamese Café occupies an absolute prime high-profile location on Harbour Drive's busiest pedestrian position opposite Coffs Central Shopping Centre.

Shop 1 accommodates an approximate gross leasable area of 71m2 with favourable rear access and enjoys two onsite car parking spaces.

This prime retail investment is in Harbour Drive, between City Square and Gordon Street, among such retailers as Nik 'N She, NAB, Aussie Home Loans, Travel Associates, Coffs Newsagency, Cutties Cakes, and Parry's Jewellers.

**LJ Hooker Commercial**

**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.

**For Sale**  
\$890,000 + GST

**Building Area**  
71sqm

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

**Coffs Harbour**  
(02) 6651 6711

Previously occupied as Jian's Sushi & Noodle Bar for two decades the Vietnamese Cafe enjoys huge locational goodwill.

Coffs Harbour's burgeoning City Centre now includes Coffs new \$80m Civic Centre and the high-rise CODA apartment building which will bring 250 patrons to the CBD and is due for completion in early 2026.

Coffs Central across the street has been approved for a high-rise hotel but will now be building another residential high rise bringing more patrons to the CBD.

The completion of the highway by-pass in late 2026 will remove unwanted traffic and the whole CBD will be beautified.

This is a fantastic time to secure your prime CBD investment.

Features of this highly attractive opportunity include:

- \* Affordable entry price
- \* Strong trading neighbours
- \* Two car spaces
- \* Prime shopfront location
- \* Extra wide footpath
- \* Heavy pedestrian traffic flow
- \* Strong locational goodwill
- \* New lease to 2034 including options

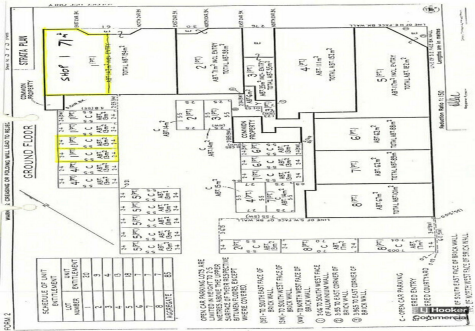
If you've been seeking to acquire your own prime retail investment then CALL NOW!!!

The asking price is \$890,000 excluding GST.

For further details contact Exclusive Marketing Agents LJ Hooker Commercial:

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Deb Grimley 0434 301 550 [dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)



## More About this Property

Property ID	MVEGVG
Property Type	Retail
Building Area	71 m <sup>2</sup>
Land Area	1 m <sup>2</sup>

**Troy Mitchell 0417 695 915**  
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