







63 Webb Street, East Gosford

Freehold Versatile Commercial Premises | Sale or Lease

LJ Hooker Commercial is pleased to present 63 Webb Street, East Gosford to the market For Sale or Lease.

Positioned within the established East Gosford commercial precinct, this versatile freestanding commercial property provides approximately 332m2* of building area on a 758m2* site, together with six onsite car spaces and vacant possession.

The property provides an excellent existing commercial fitout incorporating a substantial open-plan workspace, multiple private offices and meeting rooms, staff facilities, amenities and additional upper-level accommodation. Excellent natural light and ducted air conditioning contribute to a professional working environment that is ready for an incoming business to occupy.

With E1 Local Centre zoning, the property offers flexibility for a broad range of potential commercial uses, subject to approval. Its configuration will particularly appeal to professional services, office, consulting, allied health, education/training and other service-based businesses seeking substantial premises in an established location.

FOR SALE/LEASE
Sale:$2.0m-$2.1m + GST Lease: $135,000 pa net+GST

BUILDING AREA
332sqm

AGENTS
Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

AGENCY
Terrigal | Erina
(02) 4367 4222

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.

LJ Hooker Commercial

For owner-occupiers, this represents an opportunity to secure and control your own East Gosford commercial headquarters. Alternatively, tenants can take advantage of an established fitout and immediate availability, potentially avoiding considerable time and expense associated with establishing new premises.

Key Features:
- 332m2* building on 758m2* land
- Six onsite car spaces
- Substantial existing commercial fitout
- Open-plan workspace plus multiple offices
- E1 Local Centre zoning
- Vacant and available for immediate occupation
- Offered For Sale or Lease

FOR SALE: $2,000,000 —$2,100,000 + GST
FOR LEASE: $135,000 p.a. net + GST

For further information or to arrange an inspection, please contact:

Ben Purdue
0450 719 600

Tom Bore
0402 938 144

LJ Hooker Commercial

- Approximately.

MORE DETAILS

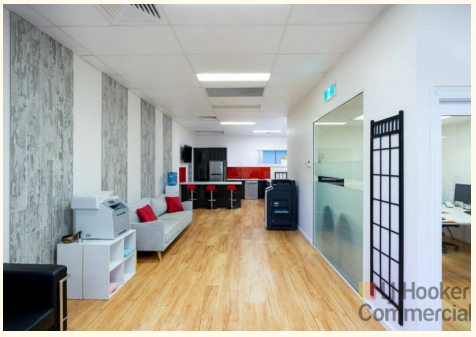
Property ID	3FPHXT
Property Type	Offices Medical/Consulting
Building Area	332 m2
Land Area	758 m2









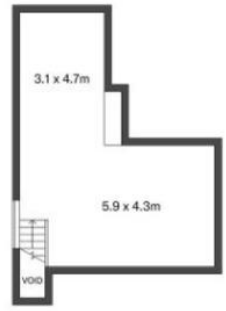


Ben Purdue 0450 719 600
Principal Licensee | ben.purdue@ljhooker.com.au
Tom Bore 0402 938 144
Commercial Sales Consultant | tom.bore@ljhooker.com.au

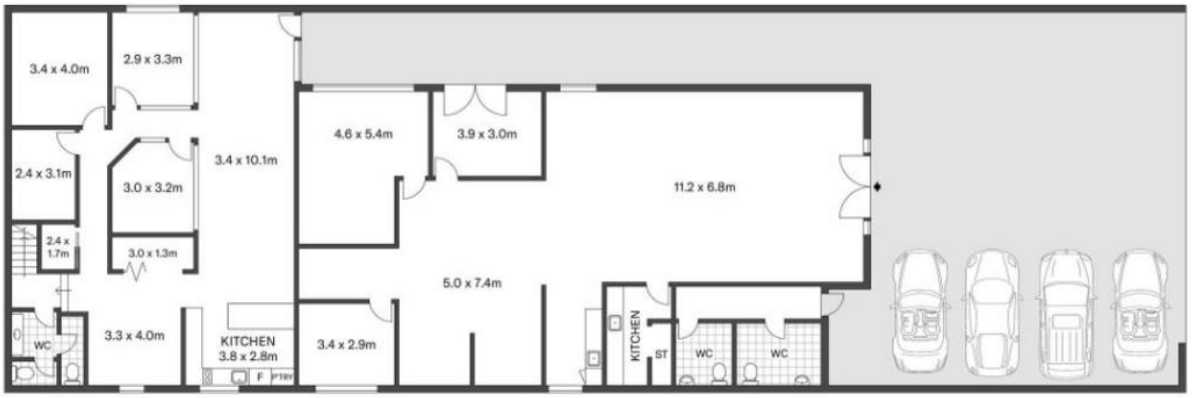
Terrigal | Erina (02) 4367 4222
Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250
terrigal.ljhcommercial.com.au | erina@ljhooker.com.au

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.

LJ Hooker Commercial



UPPER FLOOR



GROUND FLOOR

APPROX. INT: 382m^2

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.

LJ Hooker Commercial