



## Erina, 247 The Entrance Road

### Premium Commercial Premises with Large Rear Yard!

Unlock the potential of this commercial opportunity located in the heart of Erina —one of the Central Coast's most dynamic commercial precincts.

Positioned on a generous 667m2 approx. land parcel with direct frontage to a major arterial road, this 130m2 approx. freestanding property offers premium visibility to thousands of passing vehicles each day. With strong signage opportunities, excellent access, and a versatile internal layout, it's the ideal space for businesses looking to grow their brand in a high-traffic location.

#### Key Features:

- \* 667m2 approx. land with 130m2 approx. building area
- \* Commanding street presence with wide frontage
- \* High-impact signage potential on one of the Central Coast's busiest roads
- \* Ramp access at rear entry

**For Lease**  
Contact agent

**Building Area**  
130sqm

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

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



**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.

**Terrigal | Erina**  
**(02) 4385 8444**

- \* On-site parking for staff and customers
- \* Internal bathroom and kitchenette amenities
- \* Secure, fully self-contained premises
- \* Low-maintenance surrounds
- \* Zoned for a variety of commercial uses (STCA)

This is a rare opportunity to establish your business in a highly visible, easily accessible location surrounded by a mix of national retailers, showrooms, bulky goods outlets, and service providers. Whether you're a growing local brand or a national operator looking to break into the Central Coast market, this site delivers the exposure and functionality you need.

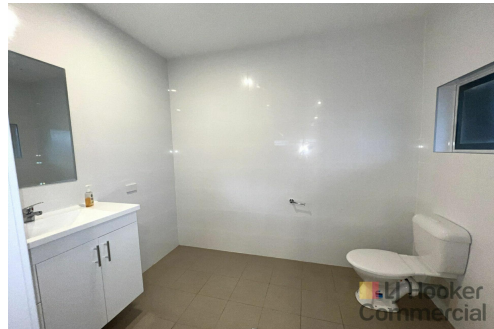
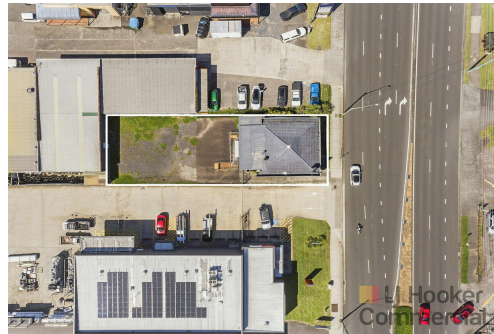
For more information, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to learn more about this exciting opportunity!

## More About this Property

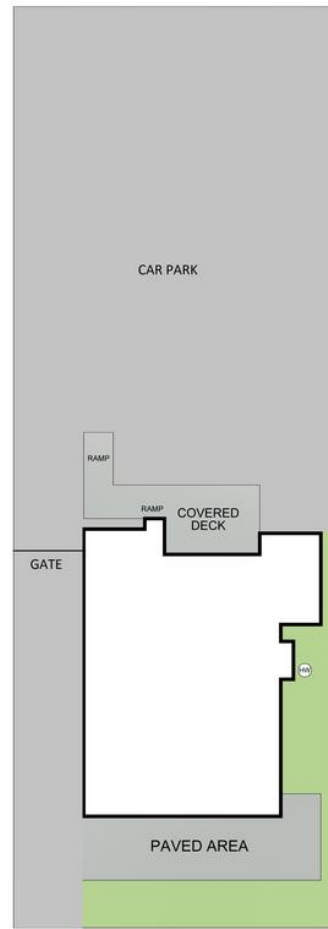
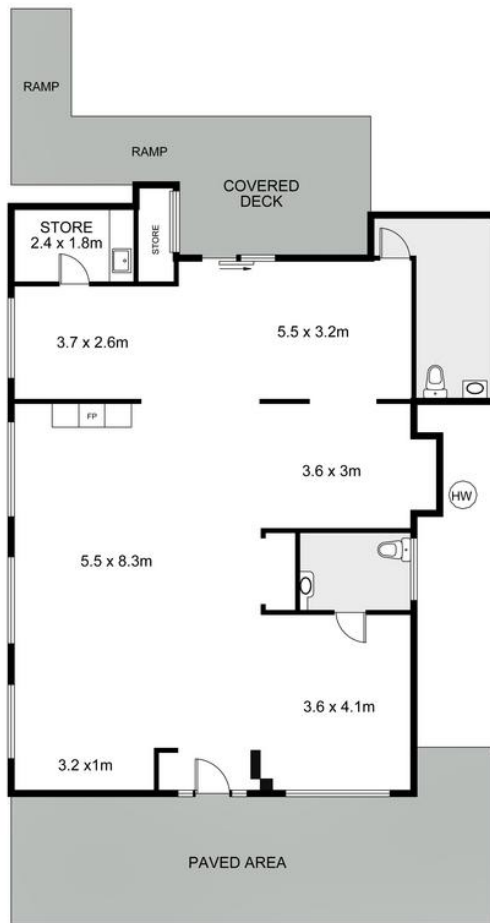
Property ID	35XHXT
Property Type	Retail
Building Area	130 m2
Land Area	667 m2

**Ben Purdue 0450 719 600**  
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SITE PLAN

## 247 The Entrance Road, Erina

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



BUILDING AREA : 130 SQM  
LAND AREA : 667 SQM