



11-13 Broken Bay Road, Ettalong Beach

## Affordable retail/office space in the heart of Ettalong Beach

If you're looking for an affordable retail/office in Ettalong Beach, this premises is definitely worth a closer look!

With a great coastal location, professional glass shop front & plenty of parking, this will suit a wide range of businesses.

Surrounded by quality neighbours including the Mantra Ettalong Beach, numerous cafes and restaurants and walking distance to the foreshore.

Features include;

- Affordable pricing
- Professional Building
- Glass shop front
- Plenty of parking
- NBN Active

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0438 938 144 today!

### FOR LEASE

\$55,000 pa net + GST

### BUILDING AREA

120sqm

### AGENTS

Ben Purdue  
0450 719 600  
[ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

Tom Bore  
0402 938 144  
[tom.bore@ljhooker.com.au](mailto: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**

## MORE DETAILS

Property ID	3CUHXT
Property Type	Retail Offices
Building Area	120 m2
Land Area	455 m2

### **Ben Purdue 0450 719 600**

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

### **Tom Bore 0402 938 144**

Commercial Sales Consultant | [tom.bore@ljhooker.com.au](mailto:tom.bore@ljhooker.com.au)

### **Terrigal | Erina (02) 4367 4222**

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250

[terrigan.ljhcommercial.com.au](http://terrigan.ljhcommercial.com.au) | [erina@ljhooker.com.au](mailto: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.