







11-13 Broken Bay Road, Ettalong Beach

Prime Ettalong Beach Retail / Office —High Exposure, Rear Access & On-Site Parking

Positioned in the heart of Ettalong Beach, this well-presented retail / office premises offers an excellent opportunity for businesses seeking visibility, convenience and flexibility in one of the Central Coast's most recognised coastal village locations.

With a prominent street presence, professional glass shopfront, rear access and parking for approximately 10 vehicles, the property is ideally suited to a wide range of uses including retail, medical, allied health, professional services, showroom, beauty, consulting rooms or office accommodation.

Located moments from the Ettalong foreshore and surrounded by strong local operators including cafes, restaurants, accommodation, retail and service businesses, this property benefits from both local trade and consistent visitor activity.

Key Features

- Approx. 120m2 internal area
- Approx. 455m2 land area

FOR LEASE
$55,000 pa net + GST

BUILDING AREA
120sqm

AGENTS

Ben Purdue
0450 719 600
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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.

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- Prominent Ettalong Beach position
- Excellent street exposure
- Professional glass shopfront
- Rear access
- Parking for approximately 10 vehicles
- Flexible retail or office use
- NBN active

Close / opposite to Mantra Ettalong Beach, cafes, restaurants and foreshore
Affordable net rental for a long term lease if desired in a tightly held coastal village location.

This is a rare opportunity to secure a practical, highly visible premises with genuine customer convenience - a combination not always easy to find in Ettalong Beach.

Rental: $55,000 pa net + GST
Inspections: Contact Ben Purdue or Tom Bore to arrange a private viewing.

MORE DETAILS

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











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