



## Gosford, 2&3/36 Showground Road

Prime Retail Opportunity in Gosford CBD —Two Ground Level Shops Opposite Gosford Train Station!

This is your chance to own or invest in a high-visibility retail space in the bustling heart of Gosford CBD. Perfectly positioned opposite Gosford Train Station, these two ground-level shops offer an ideal location to capture high foot traffic from daily commuters and nearby residents.

This strategic location places your business within easy reach of the newly upgraded Gosford Hospital, Industree Group Stadium, and Gosford's growing medium rise residential unit market, making it a prime opportunity for owner-occupiers or investors in search of a well-located investment property enjoying high volume passing trade.

The flexible properties are available in one line or individually, suited to a range of business types, including a convenience store, fast food outlet, news agency, or coffee shop (STCA).

**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**  
Contact agent

**Building Area**  
175sqm

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

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

Each shop is designed to maximize exposure and accessibility, ensuring your business is front and center for locals and visitors alike. With a spacious layout and excellent frontage, the shops offer both visibility and functionality, giving you a strong foundation for secure long-term tenure or business stability.

Summary of area's:

Shop 2 - 94m2\*

Shop 3 - 81m2\*

4 Car Spaces - 56m2\*

Key Features:

- \* High Traffic Location: Positioned directly opposite Gosford Train Station, capturing heavy foot traffic daily.
- \* Proximity to Gosford Hospital: Ideal for businesses catering to hospital staff, patients, and visitors with high vehicle numbers passing daily.
- \* Versatile Usage: Suitable for convenience stores, fast food outlets, coffee shops, news agencies, and more.
- \* Investment-Grade Property: A sound choice for owner-occupiers or investors seeking a stable income stream once tenanted.
- \* Wheelchair Accessibility: Ground-level location with excellent frontage and accessibility ramp suitable for all customers.

Take advantage of this unparalleled location in the heart of Gosford's evolving cityscape!

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

## More About this Property

Property ID	32UHXT
Property Type	Retail
Building Area	175 m2
Land Area	231 m2

**Ben Purdue 0450 719 600**

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