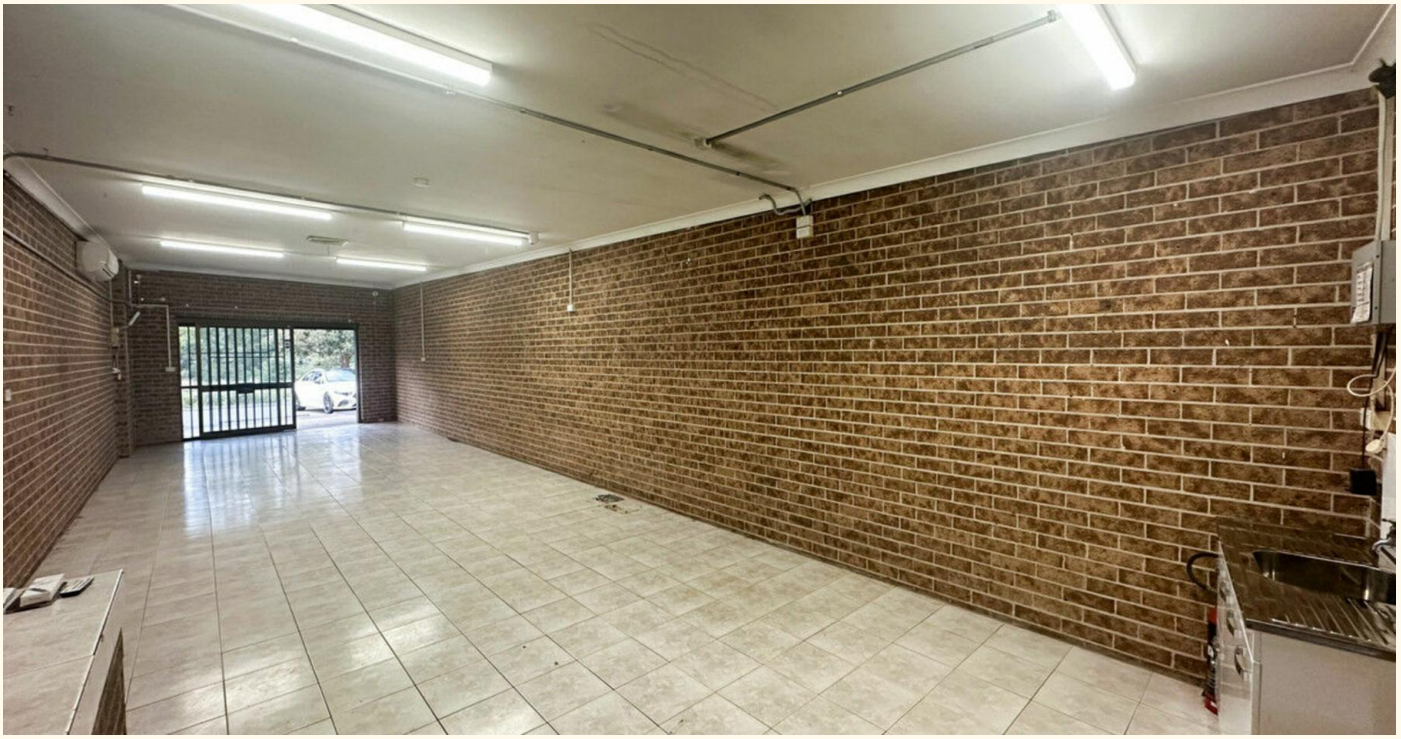








1/39 Pacific Highway, Ourimbah

High-Exposure Retail Shop Opposite Ourimbah Station

Position your business in a highly exposed 70m²* retail shop at 1/39 Pacific Highway, Ourimbah, set within a small neighbourhood strip of shops. This versatile space is available for both sale and lease, making it suitable for owner-occupiers, investors and local operators looking for a well-located retail presence.

The shop features a bathroom at the rear, internal kitchenette, and both side and rear door access, providing practical functionality for day-to-day operations. With direct exposure to passing Pacific Highway traffic and the Ourimbah train station positioned just across the road, the property benefits from strong visibility and convenient access for customers and staff.

Located close to the University of Newcastle's Ourimbah campus, the site is well placed to capture local commuter, student and neighbourhood trade. This combination of exposure, amenity and flexible ownership or leasing options makes the property a compelling opportunity in the Ourimbah retail market.

Key features
" Approx. 70m² retail shop.

FOR SALE/LEASE
$475,000 (no GST) or $28,000 pa net (no GST)

BUILDING AREA
70sqm

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

Ben Purdue
0450 719 600
ben.purdue@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.

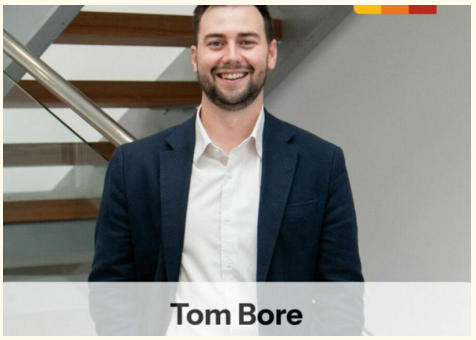
LJ Hooker Commercial

- Positioned in a small neighbourhood strip of shops.
- High exposure to Pacific Highway passing traffic.
- Directly opposite Ourimbah train station.
- Close to University of Newcastle, Ourimbah campus.
- Bathroom at rear plus internal kitchenette.
- Side and rear door access.
- Available for both sale and lease.
- Suited to owner-occupiers, investors and local retail operators.

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







MORE DETAILS

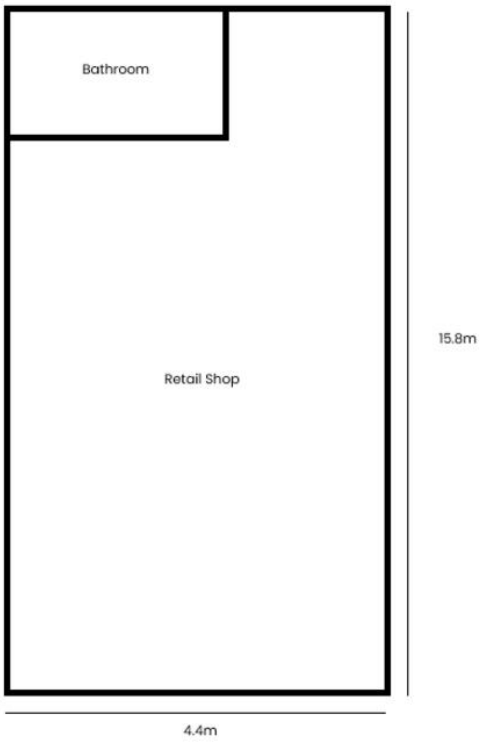
Property ID	3ESHXT
Property Type	Retail
Building Area	70 m2
Land Area	70 m2
Outgoings	$8,089.00

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

Terrigal | Erina (02) 4367 4222
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LJ Hooker Commercial



Floorplan

1/39 Pacific Highway, Ourimbah

LJ Hooker Commercial

* All measurements are approximate and not to scale

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