



261 Soldiers Point Road, Soldiers Point

## High Exposure Ground Floor Commercial Space &ndash; Prime Location

An exceptional opportunity to position your business in the heart of the Little Salamander Bay Shopping Precinct &ndash; a well-known, thriving retail and dining destination. This ground floor commercial space of approx. 172m<sup>2</sup>; offers outstanding visibility and is surrounded by a vibrant mix of long-standing, well-established small businesses.

### Property Features:

- Approx. 172m<sup>2</sup>; of flexible ground floor commercial space
- Prime Soldiers Point Road frontage with excellent exposure
- Located in a high-foot-traffic retail precinct
- Ample customer street parking and convenient access
- Ideal for retail, restaurant, professional services, showroom, or medical use
- Be part of a supportive and successful business community

Whether you're looking to grow or establish your business in a sought-after coastal location, this property offers the ideal foundation for success.

**FOR LEASE**  
\$50,000 + GST + Outgoings pa

**BUILDING AREA**  
172sqm

**AGENCY**  
LJ Hooker Nelson Bay  
(02) 4984 2400

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**

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## MORE DETAILS

Property ID	13RXF6R
Property Type	Retail Offices Medical/Consulting
Building Area	172 m2

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