

2/56 The Entrance Road, The Entrance

## Solid 6.37% pa net return with long-term established tenant!

Presenting a prime investment opportunity in the thriving coastal hub of The Entrance — a lively lifestyle and tourism destination at the heart of the Central Coast. Known for its stunning waterfront, buzzing esplanade, and constant visitor activity, The Entrance is a magnet for both locals and holidaymakers, making it a thriving commercial precinct all year round.

This 251m<sup>2</sup> approx. premises occupies a prime position on The Entrance Road, surrounded by busy cafés, bars, restaurants, and boutique retail, and just down the road from the water's edge. The property is currently leased to an established backpackers hostel and has been thoughtfully upgraded to suit its current use. This property provides a strong holding income and the security of a lease in place until March 2027 with an additional 3 year option.

### Property Features:

- 251m<sup>2</sup> approx. second floor premises
- Tenanted backpackers hostel with secure lease
- Located in the heart of The Entrance's entertainment and retail strip
- High pedestrian and vehicle traffic area

### FOR SALE

\$850,000

### BUILDING AREA

251sqm

### AGENTS

Ben Purdue  
0450 719 600  
ben.purdue@ljhooker.com.au

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.

 LJ Hooker Commercial

- Minutes to the waterfront, parks, and attractions
- Proximity to public transport
- Strategically improved to suit present use
- Equipped with air-conditioning/heating
- Zoned E1 Local Centre for commercial use with future potential (STCA)
- Strong tenant demand in this thriving tourism hub

This is a fantastic opportunity to secure a low-maintenance, income-producing asset in one of the Central Coast's most dynamic coastal destinations. An ideal investment for those looking to secure a well-located commercial asset with passive income in a growth area with long-term appeal.

For more information, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to learn more about this exciting opportunity!

## MORE DETAILS

|               |               |
|---------------|---------------|
| Property ID   | 35CHXT        |
| Property Type | Hotel/Leisure |
| Building Area | 251 m2        |
| Land Area     | 263 m2        |

### Ben Purdue 0450 719 600

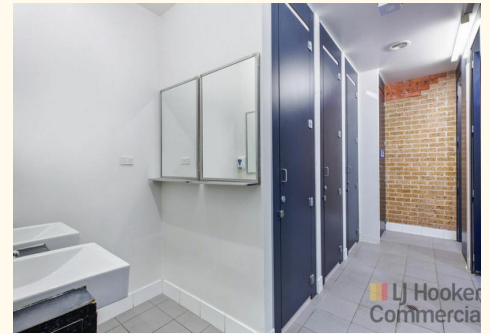
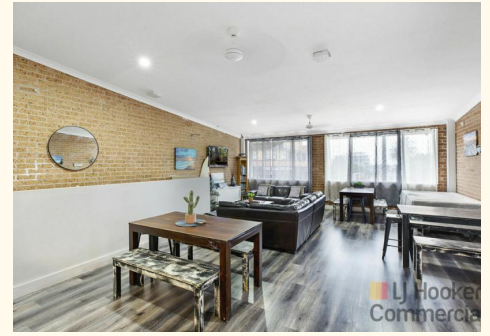
Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

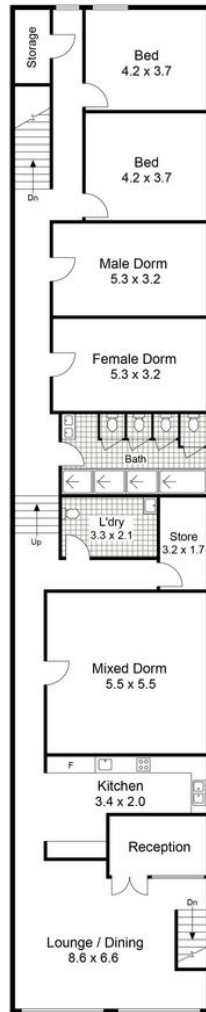
### Tom Bore 0402 938 144

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

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0 1 2 3 4 5 SCALE METRES

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 251m<sup>2</sup> NOT TO SCALE



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