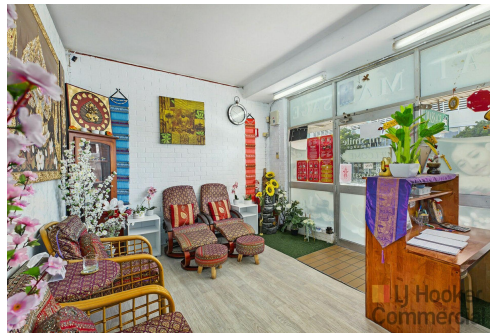




The Entrance, 1/31-33 Coral Street

Tenanted Commercial Opportunity in the Heart of The Entrance!

This is a rare opportunity to secure a highly visible and versatile 88m2 approx. commercial premises in the heart of The Entrance, one of the Central Coast's most dynamic lifestyle and business destinations.

Ideally located within the town's main retail and dining hub, this property enjoys exceptional exposure to both pedestrian and vehicle traffic, making it perfect for businesses seeking strong brand visibility and consistent customer flow. With a diverse mix of shops, restaurants, and professional services nearby, your business will benefit from being at the centre of an established commercial precinct.

Key Features:

- * 70m2 approx. of flexible internal space
- * Zoned E1 Local Centre, supporting a wide range of commercial uses



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
\$450,000

Building Area
70sqm

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

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

Terrigal | Erina
(02) 4367 4222

- * Prominent shopfront with excellent signage opportunities
- * High foot traffic location, surrounded by cafes, restaurants, and retail stores
- * Close to the waterfront, public transport, and town centre attractions
- * Ample street parking available for customers and visitors
- * Includes a private lock-up garage —a rare and valuable asset in this area
- * Positioned amongst a strong mix of residential developments and commercial tenancies

This property offers the perfect balance of location, exposure, and functionality. Whether you're an established operator or launching a new venture, this space provides the ideal foundation to thrive in one of the Central Coast's most recognised commercial corridors.

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

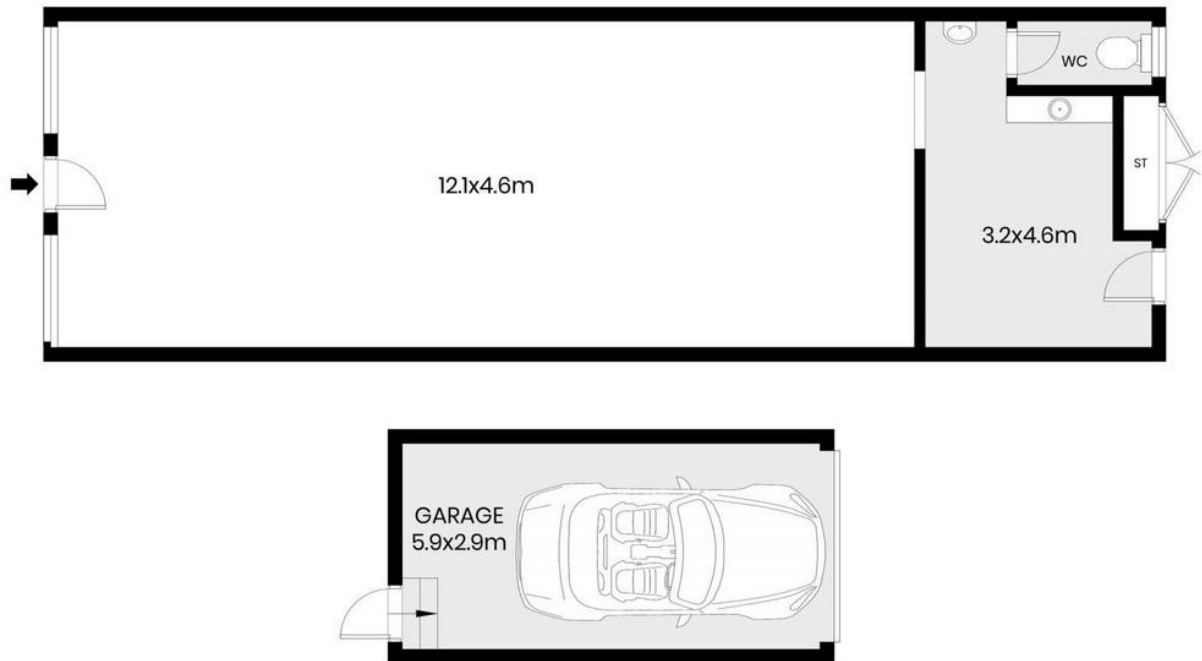
More About this Property

Property ID	35GHXT
Property Type	Retail
Building Area	70 m2
Land Area	88 m2

Tom Bore 0402 938 144
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 Principal Licensee | ben.purdue@ljhooker.com.au

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1 / 31-33 Coral Street, The Entrance NSW 2261

 **LJ Hooker Commercial**

APPROX. INT: 88m²
APPROX. GARAGE: 18m²



 **LJ Hooker Commercial**

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