



## Woolgoolga, Shop 7/82 Beach Street

LOCATION LOCATION LOCATION - 57m2

Shop 7 comprises a fully fitted modern retail premises with floor to ceiling glass front and timber flooring soon to be installed. Accommodating an approximate gross leasable area of approx 57m2 is ideally suited as office or retail.

This high-profile corner location building has recently undergone a new upgrade to the holiday apartments on the upper level.

This is a prime location within an area adjacent the main beach and the caravan park.

Surrounding retail businesses includes a busy Chemist, Ice Creamery and Discount retail Shop.

Woolgoolga is currently enjoying a commercial renaissance with a substantial number of new businesses including Woolworths, a substantial multi level medical centre and a large

**For Lease**  
\$34,200 + GST

**Building Area**  
57sqm

**Contact**  
**Deb Grimley**  
0434 301 550  
dgrimley@ljhcoffs.com



**Coffs Harbour**  
(02) 6651 6711

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variety of mixed retail shops, restaurant/cafes.

Redevelopments include a new prestige CBD hotel on the Woolgoolga Beach Motel site.

Very popular with locals and visitors, the CBD is adjacent the nearby headland offering panoramic Pacific Ocean views, ideal for whale watching.

Woolgoolga caravan park being situated within the CBD which increases the town's population density, particularly during holiday periods.



Shop 7 enjoys the following features:

- Prime position
- High pedestrian traffic flows
- Affordable rental
- Ready for your Fitout
- All services are provided

If your business or employer is seeking affordable high profile retail premises then CALL NOW!!!

The gross annual rental of \$34,200 excluding GST equates to \$600/m2

For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Leasing Specialists today:

Deb Grimley 0434 301 550 [dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

Troy Mitchell 0417 695 915 [tmitchell@ljhcoffs.com](mailto:tmitchell@ljhcoffs.com)

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The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

Property ID	MYBGVG
Property Type	Retail
Building Area	57 m2

**Deb Grimley 0434 301 550**

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