



## 22 Adelaide Street EAST GOSFORD

*65sqm Quality Retail Space*

<b>Area m<sup>2</sup>:</b>	65
<b>\$/m<sup>2</sup>:</b>	\$7,385
<b>Rent pa:</b>	\$26,000 Per Annum Net + GST
<b>Sale Price:</b>	Expressions of Interest
<b>GST:</b>	Exclusive
<b>Parking:</b>	0
<b>Contact:</b>	

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### **Location:**

East Gosford is a popular & trendy commercial precinct. Situated in between Gosford and Erina and is a great suburb offering a friendly and relaxed vibe, close to multiple public and private schools in the area.

### **Description:**

We are proud to offer for Sale & for Lease this quality retail space located in the popular commercial precinct of East Gosford.

A rare freehold opportunity, with excellent exposure and offering great positioning in the trendy East Gosford location. With the potential to achieve an excellent return as an investment or for an owner occupier to own their own retail space for their business, this is a property not to be ignored.

Modern and well presented, with large sliding glazed frontage to Adelaide street. Offering a back room/office with internal sink and storage. Single toilet located at the back of the building and rear lane access to property.

Zoned B2 Local Centre, the space would suit a variety of uses.

Call us today to express your interest and arrange an inspection or to gather further information.

- Rare freehold opportunity
- Great exposure & location
- Affordable, quality space