



247 The Entrance Road THE ENTRANCE

A Grade Commercial Space

Area m²: 375
\$/m²: \$4,267
Rent pa: \$110,000 N + GST
Sale Price: \$1,600,000 + GST
GST: Exclusive
Parking: 8
Contact:

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Location:

Located at the Southern End of The Entrances Town Centre on Western Side of The Entrance Road. The Entrance is a seaside suburb of the Central Coast and is one the Central Coast's prominent tourist destinations. The Entrance District has a population of approximately 26,800 people and is centrally located between the two major cities of Newcastle and Sydney linked by the M1 Motorway

Description:

Being offered for the first time is this Torrens title commercial building for a legal practice. Ideal for many professions or the ability to convert to medical practice/specialise with a large welcoming reception 7 Executive offices, 3 meeting rooms, large open plan area with work stations boardroom and staff amenities

Designed to create pleasant work environment with plenty of natural flowing light and customer comfort.

This is a rare opportunity.

- Ducted Air-Conditioning
- Off Street Parking
- Zoned B2 Local Centre