



## Prime CBD Location

Retail

11/6-14 Clarence Street, Port Macquarie, NSW 2444

**Floor Area:** 105 m<sup>2</sup>

## Property Description

Port Macquarie is flourishing and currently seeing an enormous amount of growth and activity. Positioned right in the heart of the tourist precinct, this ground floor 105sqm shop front offers a prime CBD location with an allocated parking space, kitchenette facilities, air conditioning, accessible amenities in the complex, an additional storage room, and convenient access from front and back.

Premised in the well renowned Port Pacific Building, a fantastic tenant currently occupies the building with a 12-month lease paying \$2,400 per month plus GST.

Now is a great time to get back in the game with the benefit of an income already in place, high exposure, and top location.

- + Prime CBD location in active tourist precinct
  - + 105m2 shopfront with front and rear access
  - + Kitchenette facilities, air con, storage room
  - + Premised in well renowned Port Pacific Building
  - + Excellent tenant-12-month lease pays \$2400 per month plus GST
  - + Ground floor, great exposure, priced to sell
- ...

**For Sale**

**\$499,000**

## Additional Details

**Car Spaces**

1

**Laing+Simmons**

**Chris Koch**

0427831100

**Laing+Simmons - Port Macquarie**

Cnr Clarence & Murray Streets, Port  
Macquarie NSW 2444