



A Grade Commercial Space

Offices • Medical/Consulting • Retail

247 The Entrance Road, The Entrance, NSW 2261

Floor Area: 375 m²

For Sale

\$1,495,000 Exc. GST
Sale by Negotiation

For Lease

\$100,000 P.A. Exc. GST
Plus Outgoings

Property Description

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

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.

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/specialist 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.

Additional Details

Tenure Type	Car Spaces
Vacant Possession	8
Zoning	Parking Comments
B2 Local Centre	8



Mark Davies

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