



## DEVELOP, INVEST OR NEXT BUSINESS ADDRESS

Offices • Medical/Consulting

193 Rose Avenue, Coffs Harbour, NSW 2450

**Floor Area:** 200 m<sup>2</sup>

**Land Area:** 765.00 m<sup>2</sup> (approx)

**Sold**

**\$685,000**

**Sold: Tue 01-Jun-21**

### Property Description

A high exposure location, conveniently positioned midway between Coffs Harbour's CBD and Park Beach Plaza, as well as being walking distance to Coffs Harbour's Justice Precinct.

Zoned B6 Enterprise Corridor, Rose Ave is a popular address that would provide advantage to any professional services business. Comprising 765sqm of level land and a serviceable 2 bedroom home plus a sunroom which provides for an easy conversion to office space, an immediate source of income if rented out, or even somewhere to live in.

Additional key features of the property include:

- Approx. 200sqm
- Approx. 765sqm land area
- Council rates approx. \$3,386.00 per annum
- Zoned B6 - Enterprise corridor
- Existing house provides income or potential for conversion to offices.
- Available on-site and street parking on Rose Avenue
- Would suit multiple applications covering medical, financial and legal services



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**The Edge - Coffs Harbour**

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