



Shop 12
482 Pacific Highway WYOMING
Versatile Unit In Busy Wyoming Centre!

Area m²: Office: N/A
Warehouse: N/A
Total: 187

\$/m²: \$3,155

Rent pa: \$38,000 per annum net + GST

Sale Price: \$590,000 + GST

GST: Exclusive

Parking: 2

Contact:

Daniel Mason
0403 889 530
daniel@chapmanfrazer.com.au

Location:

Positioned in a popular complex on the 'five-ways' intersection of Wyoming on the Pacific Highway. This key location acts as a gateway between Gosford and Wyoming and the northern district of the Central Coast and benefits from quick and easy access to the highway, as well as offering prominent exposure.

Description:

117sqm (approx) ground floor tenancy + 70sqm (approx) mezzanine level, offering a wide and prominent glazed shopfront and great exposure exposure.

The property benefits from two (2) onsite allocated parking spaces at the front door, as well as rear access to building with storage, ideal for loading/unloading stock.

Includes air-conditioning and combination of carpet and tile floor coverings in the showroom area and concrete in the warehouse/storage area. Also includes own internal amenities and kitchenette.

Locate your business among a range of other professionals and high profile users, such as Dominos Pizza and Subway.

- Flexible zoning
- Great highway exposure
- Incentives for long leases