

10 Treelands Dr, Yamba, NSW 2464

\$800 per week

Office Suite



Prime Retail Premises Opposite Yamba Fair

Positioned for maximum exposure and versatility, 10 Treelands Drive offers one of Yamba's most functional and adaptable commercial spaces - directly opposite Yamba Shopping Fair in the heart of the town's bustling shopping precinct.

Open for Inspection

By Appointment.

Key Features:

- Prominent signage facing Yamba Fair - unbeatable visibility
- Four dedicated customer car parks at the front
- Near-new vinyl flooring throughout
- Built-in workbenches, cupboards, and multiple sinks across several rooms
- Fully air-conditioned throughout - split systems to every room
- Modern reception area with built-in desk (seats two) and waiting space
- Bathroom with toilet and shower
- Ten versatile rooms/offices of varying sizes - many with sinks, built-ins, and direct access doors
- Two large communal/utility areas with extensive bench space, cabinetry, and sinks
- Rear storeroom/workshop with external access
- Open grassed yard area with space for up to 10 additional vehicles or outdoor storage
- Set on a generous 1,102m² site

Zoning & Usage:

Zoned E1 Local Centre and R3 Medium Density Residential - offering commercial flexibility with residential options. Suitable for a wide range of uses such as retail, medical, allied health, professional offices, consulting.

Location Highlights:

- Prime exposure directly opposite the area's major shopping centre
- Easy access for clients, delivery vehicles, and staff parking
- Close proximity to public transport, major roads, and local amenities

With demand for quality commercial premises in Yamba at an all-time high, this property presents an exceptional opportunity to secure a versatile, high exposure

Listed By

Daniel Kelly
Phone: (02) 6645 8000
Mobile: 0408 669 646

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