

**136 Magnus St, Nelson Bay, NSW 2315**

**\$65,000 pa + GST + Outgoings**

Retail Shop



## Experience Nelson Bay's Premier Retail & Lifestyle Hub

### Features & Highlights:

- Strategic Location: Nestled in Nelson Bay's energetic retail corridor
- Ideal size for position: At 105m2 & offering internal bathroom + store room this layout is the ideal set up for storage, visibility and functionality.
- High Foot Traffic: Positioned in a popular area with both locals and tourists, offering excellent visibility and passersby engagement.
- Versatile Layout: Ideal for specialty retail, giftware, boutique services, or creative studios.
- Ready for Branding: Make an impression with storefront signage and window displays to catch the eye + overhead lateral awning sign visible from up and down the street.

### Open for Inspection

By Appointment.

### Why Choose This Address?

- Backed by a history of successful commercial occupancy.
- Situated in a sought-after community with consistent visitor traffic.
- Perfect for businesses looking to establish a landmark presence in Nelson Bay's CBD.

### Next Steps & Contact Info:

- Available: Immediately available with flexible lease terms available.
- Investment: Secure this site for only \$65,000/pa + GST & Outgoings
- Contact: Contact David Schmarr on 0479110235 to arrange a viewing or discuss tenancy options.

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### Listed By

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