

**186-188 Cowper St, Warrawong, NSW 2502****Expressions Of Interest**

Office Suite

**Warrawong CDB Commercial Property!**

Elders Real Estate Wollongong proudly presents this rare opportunity to secure a solid, high-profile commercial property in the heart of Warrawong CBD.

**Open for Inspection**

By Appointment.

Previously home to Westpac Bank, this well-constructed property offers flexible commercial or retail space positioned within the Warrawong Town Centre Masterplan and Streetscape Upgrade project – ensuring strong future growth and exposure.

Located directly opposite Warrawong Plaza and surrounded by leading national bulky goods retailers, this property guarantees outstanding brand presence and connectivity.

**Property Features**

- Land Area 475m<sup>2</sup>
- Zoned B3 Commercial Core
- Multiple onsite parking with rear lane access
- Open plan professional/commercial layout
- Full air-conditioning, kitchenette, and ample storage
- Male & female amenities
- Large secure vault strong room + multiple safes

Internal area divided into TWO (2) commercial suites.

- Suite 1) LEASED
- Suite 2) Ground Floor 148 m<sup>2</sup> approx.
- First floor 188m<sup>2</sup> Approx
- Total- Net Lettable area – 267m<sup>2</sup>

Would suit a keen investor or smart business owner looking to establish a commercial base in the area.

Commercial/Residential Re-development Potential (S.T.C.A)

**Listed By**

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