

## 99 Vincent St, Cessnock, NSW 2325

Sold - \$600,000

Office Suite



### For Sale/Lease: Prime commercial building 99 Vincent St, Ces

With 147 m2 gross lettable area across three functional levels, this centrally located commercial opportunity is one not to be missed.

- Ground floor: versatile customer-facing commercial space
- Lower level: male & female amenities, staff kitchen, storage rooms
- Upper level: three partitioned private offices

#### Property Features:

- Side-lane access to dedicated car parking; ample customer parking nearby
- Favourable E2 Commercial Centre zoning for flexible retail, offices or professional services. Positioned in the heart of Cessnock's retail and commercial precinct with excellent street frontage and pedestrian exposure

#### Cessnock CBD highlights:

- Key regional centre in the Hunter Valley with a growing local economy and strong tourism draw
- Surrounded by cafes, restaurants, banks, medical centres, and professional services vibrant daytime trade
- Proximity to Hunter Valley wineries and tourist attractions increases visitation and business potential
- Ideal for retailers, professional services, medical or office occupiers.

Contact Selling and Leasing agent Bryce Gibson on 0422227668 for inspections, pricing and lease terms.

#### Open for Inspection

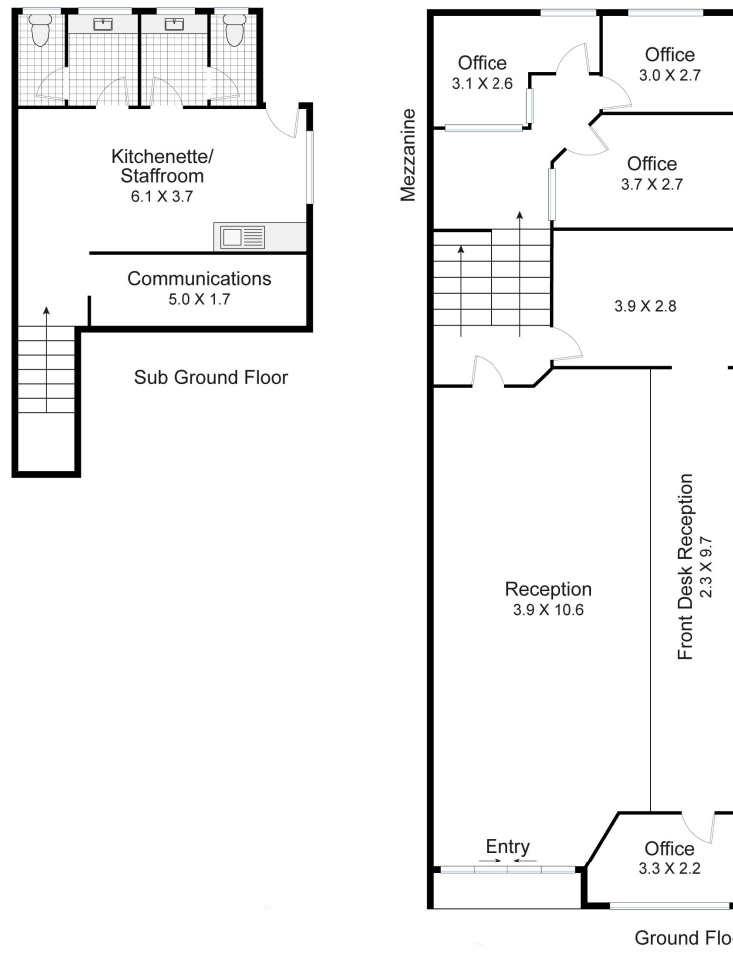
By Appointment.

#### Listed By

Bryce Gibson  
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Floorplan



**LJ Hooker** 99 Vincent St Cessnock  
Cessnock

Ground Floor

