

**4/398 Princes Hwy, Woonona, NSW 2517****Sold - 13/04/2023**

Retail Shop



## CBD COMMERCIAL PROPERTY

For Sale or for Lease | Inspect by Private Appointment

Elders Real Estate Wollongong are PROUD to offer you this exciting opportunity to acquire a significant Woonona CBD Commercial Property.

Modern, well positioned street level | medical - professional or retail space

Approx 800 sqm - total lettable area

Suite 1- Approx 280sqm

- High profile Princes Hwy, ground floor entranceway with direct street access
- Currently occupied by a general medical practice

Consisting of:

- Combination of multiple consulting rooms, 10 in total
- Provisional for a dental practice
- Multiple reception and patient waiting room areas
- Procedure room
- Male and Female amenities
- Disabled amenities
- Kitchenette area
- Airconditioned

Suite 2 - Approx 560sqm

- Large vacant open plan commercial space
- Ground floor access
- Male and Female amenities
- Cool room facilities

### Listed By



Lou Niceski  
Phone: (02) 4228 7878  
Mobile: 0414 287 093

**Open for Inspection**

By Appointment.

