

Shop 1 Soldiers Point Marina , Soldiers Point, NSW 2317

Office Suite

**\$39,000 PA + GST, includes
Outgoings & Turnover %**



"Prime Commercial Leasing Opportunity - Soldiers Point Marin

Introducing a prime commercial leasing opportunity located at Soldiers Point Marina, in the highly sought-after area of Port Stephens. This versatile property boasts a convenient location in close proximity to the waterways, offering exceptional convenience for businesses with marine-related services, such services in very high demand in the area!

The commercial leasing property features a spacious workshop facility with a total area of 59.4 square metres, providing ample space for your business operations. Additionally, a separate showroom of 26.15 square metres is also included in the lease, allowing you to showcase your products in a professional and welcoming environment.

The property is located in a secure location with CCTV surveillance, ensuring the safety and security of your business assets. For added convenience, a private car space provides direct access to the workshop area. Inside, the workshop is equipped with a service counter, I Beam for crane hoist, three phase power, internal toilet and shower room, benches, and lighting, ensuring that all your business needs are met.

The showroom is a separate space from the workshop, allowing you to create a professional and inviting environment for your clients. This space can be customized to suit your business needs, allowing you to create a unique and attractive space to showcase your products.

The annual rent for this commercial leasing opportunity is \$39,000 plus GST, which is inclusive of outgoings and turnover (based on an annual turnover of \$700,000) making it an affordable and cost-effective option for your business. With all these features and more, this commercial leasing opportunity offers a fantastic prospect for businesses seeking a prime location, ample space, and exceptional convenience. Don't miss out on this chance to take your business to the next level - marine mechanical business is booming in the bay. Contact Michael Kirby now on 0423 792829 to today to arrange a viewing. Available from 1st July 2023.

Open for Inspection

By Appointment.

Listed By

The Office

Phone: (02) 4984 4700

