

7 Wharf St, Forster, NSW 2428

\$80,000 + GST + Outgoings PA

Retail Shop



## Prime Forster Main Street Commercial Space

Welcome to a meticulously maintained two-storey brick commercial property, perfectly situated in the heart of Forster's bustling main street. This prime location offers unparalleled visibility and convenience for your business endeavours, with a special focus on professional services.

**Open for Inspection**

By Appointment.

### Key Features:

#### 1. Size and Layout:

Spanning across two floors, the property boasts a total of 322 square meters of versatile office space. The ground floor encompasses 161 square meters, featuring a welcoming reception area, partitions for four spacious offices, and a sizable storage section. Upstairs, you'll find an additional 161 square meters of useful space, complete with a balcony that overlooks the lively main street. The upper level includes a large open area, 2 well-appointed bathrooms, and a convenient kitchen space.

#### 2. Versatility for Various Businesses:

Designed with flexibility in mind, this property is suitable for a variety of businesses, particularly those focusing on professional services. Whether you are establishing a law firm, financial consultancy, creative agency, or any other professional service, the layout and ambiance of this space can be tailored to meet your specific needs.

#### 3. Prime Location and Great Exposure:

Enjoy the perks of an unbeatable Forster main street location, offering great exposure for your business. The property's strategic placement ensures high foot traffic and visibility, essential for attracting potential clients and customers.

#### 4. Additional Amenities:

There are 4 parking spaces at the rear of the building, ensuring convenient parking options for both staff and visitors. Ducted air conditioning downstairs and two split systems upstairs guarantee a comfortable working environment throughout the year.

Don't miss this opportunity to establish your business in a versatile space that combines functionality with a prime location. Get in touch with Jemma McDonald today for further information and to schedule a viewing to experience the full potential of this exceptional commercial property.

### Listed By

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