



38/2-6 Warrigal Street The Entrance, NSW

Rare Shop Front in Prime Location

Welcome to Shop 38/2-6 Warrigal Street, The Entrance! Discover the perfect commercial space nestled in the heart of this bustling coastal town.

Situated among a boutique set of just 3 shops with residential units above, this property offers a prime location for your business endeavors. Step inside to find an inviting entryway that sets the tone for a welcoming atmosphere.

Inside, you'll find a well-designed layout featuring private office space separate from the large open-plan shop area at the rear. This configuration allows for seamless workflow and versatility to meet your business needs.

Convenience is key with internal kitchenette and bathroom facilities, providing comfort and practicality for you and your staff. Whether you're starting a new venture or expanding your existing business, this space offers endless possibilities.

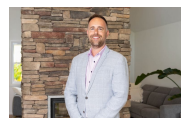
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Council rates: \$786 per annum...

Water rates : \$332 per quater...

Strata: \$3304 per quate...

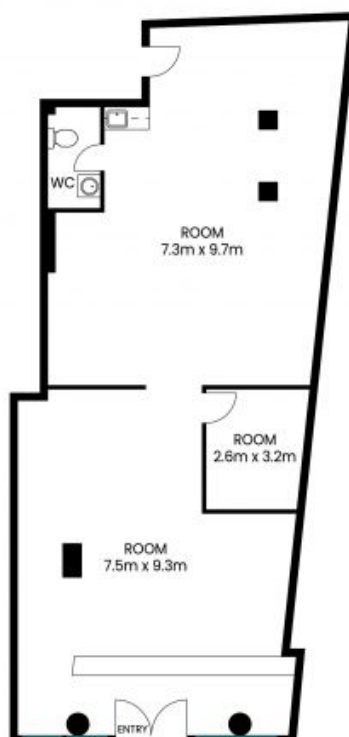
Price: \$600,000
Council Rates: \$786.00/year (approx)
Water Rates: \$332.00 p/q
Strata Rates: \$3,304.00 p/q



Tony Trinder

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32 2-6 Warrigal Street
The Entrance



Internal Area: 136 sqm
Total Area: 136 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary