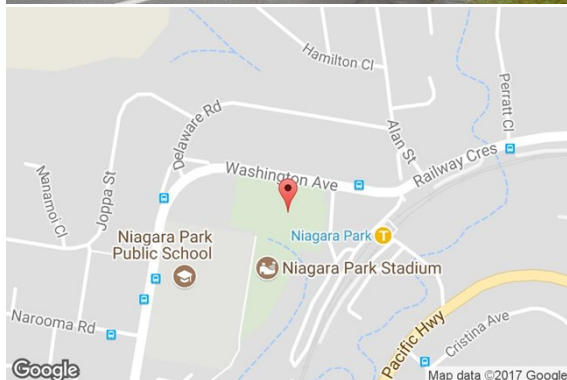


# For Lease 144m<sup>2</sup>

commercialhq

## Niagara Plaza Shopping Centre 16 Washington Avenue NIAGARA PARK



### POTENTIAL RETAIL OR MEDICAL SITE - 144M<sup>2</sup>



Frontage



Train



Parking



Anchor Tenants



Natural Light



24 Hour Access

### The Tenancy:

The property owner is seeking expressions of interest from people or businesses looking for around 122m<sup>2</sup> - retail space.

Yet to be constructed; this stand alone store will sit next to Spar Supermarket, Harmony Court Chinese Restaurant and the Valley Taverns Bottle Shop. The construction site is the grass verge as seen in the attached photos with excellent exposure to Washington Ave

### Building Description:

Valley Plaza is a single story mixed use retail and commercial development with a great mix of tenancies. A local neighbourhood centre with a community atmosphere and supportive network.

Well positioned with extensive street frontage to Washington Ave and also sitting right next door to Niagara Park Community Centre, Central Coast Sports Stadium and the local Pre and Primary Schools.

Made from many small businesses including:

Chiropractic / Speech Pathology / Hair Salon / Sara Lee / Spar Cafe / Spar Supermarket / Chinese Restaurant / Valley Tavern / AAA Accounting / TBA Financial Services / Cake and Plate Cafe / Dentist / Bargain Inn and a newly established Child Care Centre and Swim Centre.

**Fit Out:** No

**Lease Term:**

**Zoning:** B2 Local Centre

**Car Parking:**

**Website:** <http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=113932&viewType=V>

### Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Lot 15	144	\$36,000.00	\$7,930.00	Upon construction

\*All rents, outgoings and or sales prices are exclusive of GST.

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