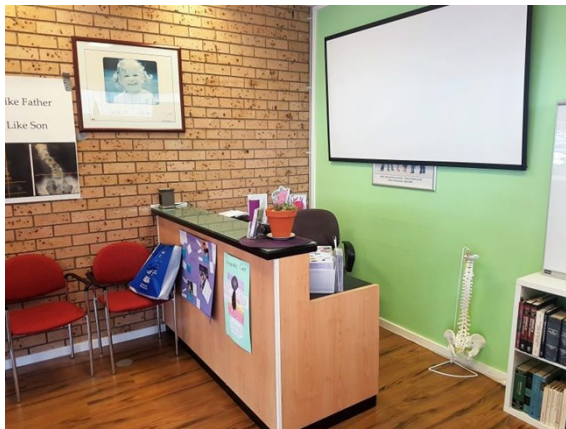


## Niagara Plaza Shopping Centre 16 Washington Avenue NIAGARA PARK



### RETAIL SHOP FRONT - 52SQM NIAGARA PARK



Frontage



Reception



Meeting Rooms



24 Hour Access



Parking



Bus



Train

### The Tenancy

Currently operating as a small Chiropractic clinic with reception, waiting and consult rooms x 2.

Floor to ceiling glass shop front looking straight into the centres parking area - excellent exposure.

Also excellent foot traffic exposure from those moving through to the Sports Stadium and Primary School.

### Building Description

Niagara 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:** Yes
- Comments:** Negotiable
- Zoning:** B2 Local Centre
- Car Parking:** Customer and Staff Parking
- Website:** <https://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=116982&viewType=V>

### Lease and Sale Details

Suite No.	SQM	For Lease p.a.	For Sale	Outgoings p.a.
Shop 14	52	\$19,000.00	\$199,000.00	\$4,870.00

All rents, outgoings and sales pricing are exclusive of GST

### Contact:

**Nicole Gunasinghe**  
0417792740  
nicole@commercialhq.com.au