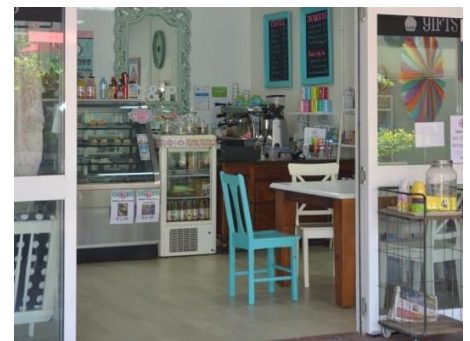


# For Sale 145m<sup>2</sup>

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## Niagara Plaza Shopping Centre 16 Washington Avenue NIAGARA PARK



### **UNDER OFFER - INVESTMENT OPPORTUNITY - TENANTED CAFE SITE - 145SQM**

#### **Location**

Your local neighborhood centre; located in the heart of Niagara Parks residential area.

Railway and Bus Stop are at the doorstep, with plenty of on-site customer car parking.

Niagara Park Primary School and Gosford Sports Stadium are right next door.

A great community shopping plaza.

#### **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.

Loads of on site parking for staff and customers with a great variety on tenancies.

#### **Listing Comments**

Cafe with flair.

<b>Premises:</b>	Shop 7 & 9
<b>Area m<sup>2</sup>:</b>	145
<b>Asking Price:</b>	\$450,000.00
<b>Net/Gross:</b>	Gross
<b>Yield:</b>	6
<b>Outgoings:</b>	\$10,762p.a.+GST
<b>Parking:</b>	Customer
<b>Website</b>	<a href="https://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=11729&amp;viewType=V">https://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=11729&amp;viewType=V</a>

#### **Contact:**

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# For Sale 145m<sup>2</sup>

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A retail space with a lovely fit out.

Currently operating as a cafe / cake making / cake decorating business, the shop has a great position within the Plaza.

The current tenant opened their doors in July 2012 and have been going from strength to strength.

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