

# For Lease/Sale

commercialhq

40 Karalta Road Suite 8 / 40 Karalta Road ERINA



## RETAIL OR OFFICE - 180M2

### Location

Well located midway along Karalta Rd and bordering Miranda Ave in Erina. With very easy access you'll find this site sitting between Erina Fair and Fountain Plaza.

### Building Description

A busy 2 storey commercial and retail centre featuring Medical Centre with Pathology / Accountants / Financial planners / Tax Agent / Physiotherapist / Occupational Therapist.

The centre hosts an abundance of parking including on street, all day parking, along Miranda Ave and well as common facilities for all to use.

Well situated along Karalta Rd half way between Erina Fair and Fountain Plaza, a great CBD location without the CBD price tag.

### Listing Comment

Suite 8b ground floor

- 180m2
- SALE PRICE: \$630,000 + GST
- OR LEASE : \$45,000 + GST + Outgoings

- carpet, ceiling grids and lighting
- ducted A/C
- easy access with 1 set of glass double entry doors
- floor to ceiling glass facade

Dedicated parking spaces are provided along with all day parking on Miranda Ave - a rare abundance of parking in the Erina area.

<b>Premises:</b>	Ground Suite 8B
<b>Area m<sup>2</sup>:</b>	180
<b>Rent PA:</b>	\$45,000.00
<b>Asking Price:</b>	\$630,000.00
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	\$9,000 - \$16,380 p.a. + GST
<b>Parking:</b>	Allotted staff or customer spaces

### Contact:

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Surrounded by bush lands and in the heart of Erina's CBD. Simply, a nice working space.

Wide frontage with loads of natural light + great access for deliveries.

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