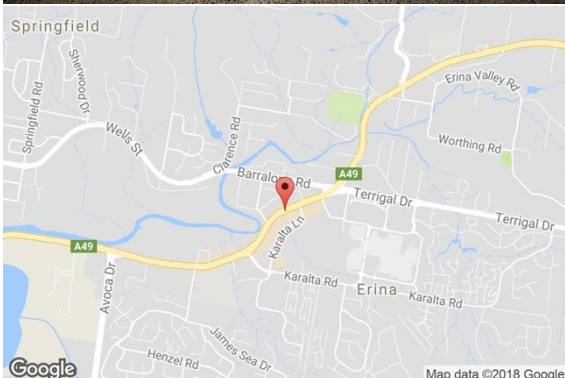


For Sale 25m²

commercialhq

element Building 200 Central Coast Highway ERINA



Investment Opportunity

The Tenancy

Perfectly sized to run a small business, currently the space is leased to accountants. The suite comes with commercial grade carpet, neutral wall paint, Air Conditioning, ceiling grid tiles and trougher lighting.

All suites on the Corporate Floor have access to:

Boardroom / Meeting Room / Break out Area / Reception Area / Informal Meeting Area / 2 x Kitchenettes / WC and Shower.

Building Description

Set over 4 levels element is a boutique 4 level retail and commercial development in the heart of Erina's core CBD precinct - the most prestigious address on the Central Coast.

This unique building embraces the latest environmental initiatives and cutting edge design principles. Contemporary in design, element stands 18 meters tall, offering views over Erina from all levels plus taking advantage of filtered natural light though sleek architectural sun shading devices.

With the ground floor Cafe now open, element is also home to professional business including:

- medical / dental / physio / neurosciences / cardio / education group / accountants / solicitors / psychiatrists etc.

Fit Out: No

R.O.I. % : 6.60

Zoning: B5 Business DevelopmentB5 Business Development

Car Parking: 1

Website: <https://www.commercialhq.com.au/Listing?SurgaWebListingId=131876>

Sale Details

Suite No.	SQM	For Sale	Rent	Outgoings p.a.
Suite 4.26	25	\$270,000.00	\$17,780	\$5,800.00

All outgoings and sales pricing are exclusive of GST

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