



**BELMONT**  
476 Pacific Highway

285 sqm

6 

## High Exposure - Retail

**\$54,000 per annum**

476 Pacific Hwy Belmont

Retail/Office


Located in a central commercial/retail hub area of Belmont with access directly onto one of the east Lake Macquarie's main retail strips on Pacific Hwy is your opportunity to secure a well sought after property.


- Total Lot Area 702m<sup>2</sup>
- Retail Area 225m<sup>2</sup>
- Office/Storage Area 67m<sup>2</sup>
- Total Area 292m<sup>2</sup> of retail/offices and storage

Property ID	L19287907
Property Type	Retail
Building / Floor Area	285
Car Spaces	6
Land Area	702.0 sqm

## AGENT

**Reece Harrison**

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- Zoned B4 Mixed Use
- 6 x off street vehicle parking accessed via side lane entrance
- Concrete/brick with metal clad & tiled roof
- Lease \$54,000 net + GST & Outgoing

Plenty of upside with this opportunity for a savvy owner occupier, investor or tenant with outstanding retail frontage.