



## 4/398 Princes Highway, WOONONA, NSW 2517

### CBD COMMERCIAL PROPERTY

For Sale or for Lease | Inspect by Private Appointment

Elders Real Estate Wollongong are PROUD to offer you this exciting opportunity to acquire a significant Woonona CBD Commercial Property.

Modern, well positioned street level | medical - professional or retail space

Approx 800 sqm - total lettable area

Suite 1- Approx 280sqm

- High profile Princes Hwy, ground floor entranceway with direct street access
- Currently occupied by a general medical practice

Consisting of:

**TYPE:** Sold

**INTERNET ID:** 36P1943

**SALE DETAILS**

**Expressions of Interest**

**CONTACT DETAILS**

**Elders Real Estate  
Wollongong**  
353 Crown Street  
WOLLONGONG, NSW  
02 4228 7878

**Lou Niceski**  
0414 287 093

- Combination of multiple consulting rooms, 10 in total
- Provisional for a dental practice
- Multiple reception and patient waiting room areas
- Procedure room
- Male and Female amenities
- Disabled amenities
- Kitchenette area
- Airconditioned

Suite 2 - Approx 560sqm

- Large vacant open plan commercial space
- Ground floor access
- Male and Female amenities
- Cool room facilities
- Would suite a variety of commercial uses, Medical, Retail, Gym, Restaurant etc.

On site public parking

This rare CBD commercial property is being offered for sale and or for lease.

Located in the Central Woonona CBD - business precinct, super close proximity to beaches, schools, shops, and cafes. 15 minutes north of Wollongong,

Wollongong CBD and Wollongong University

Sydney CBD, and airport only 1 hour away.

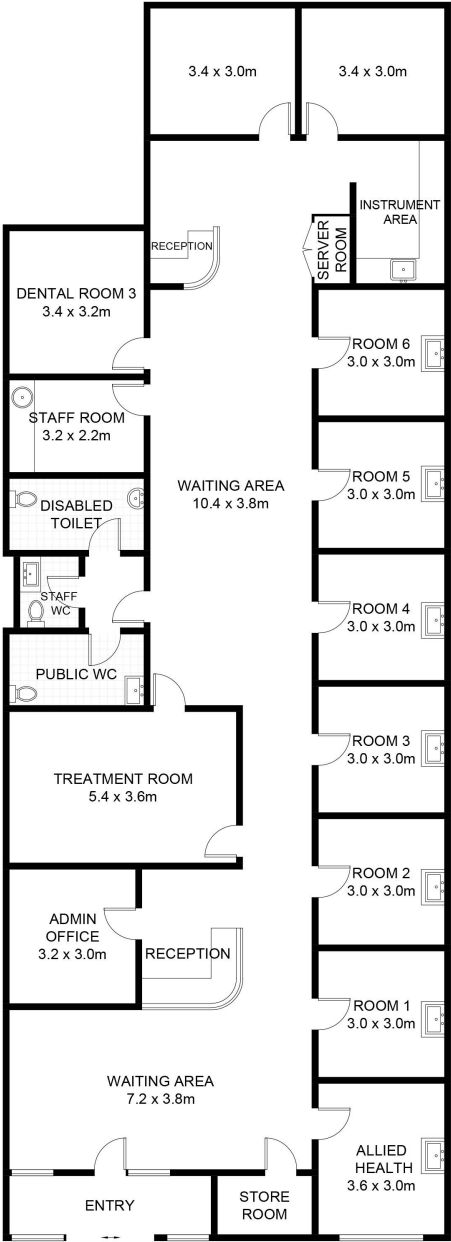
Call today and schedule your private inspection.

- Commercial Type:
- Building Area: 800.00 square metres





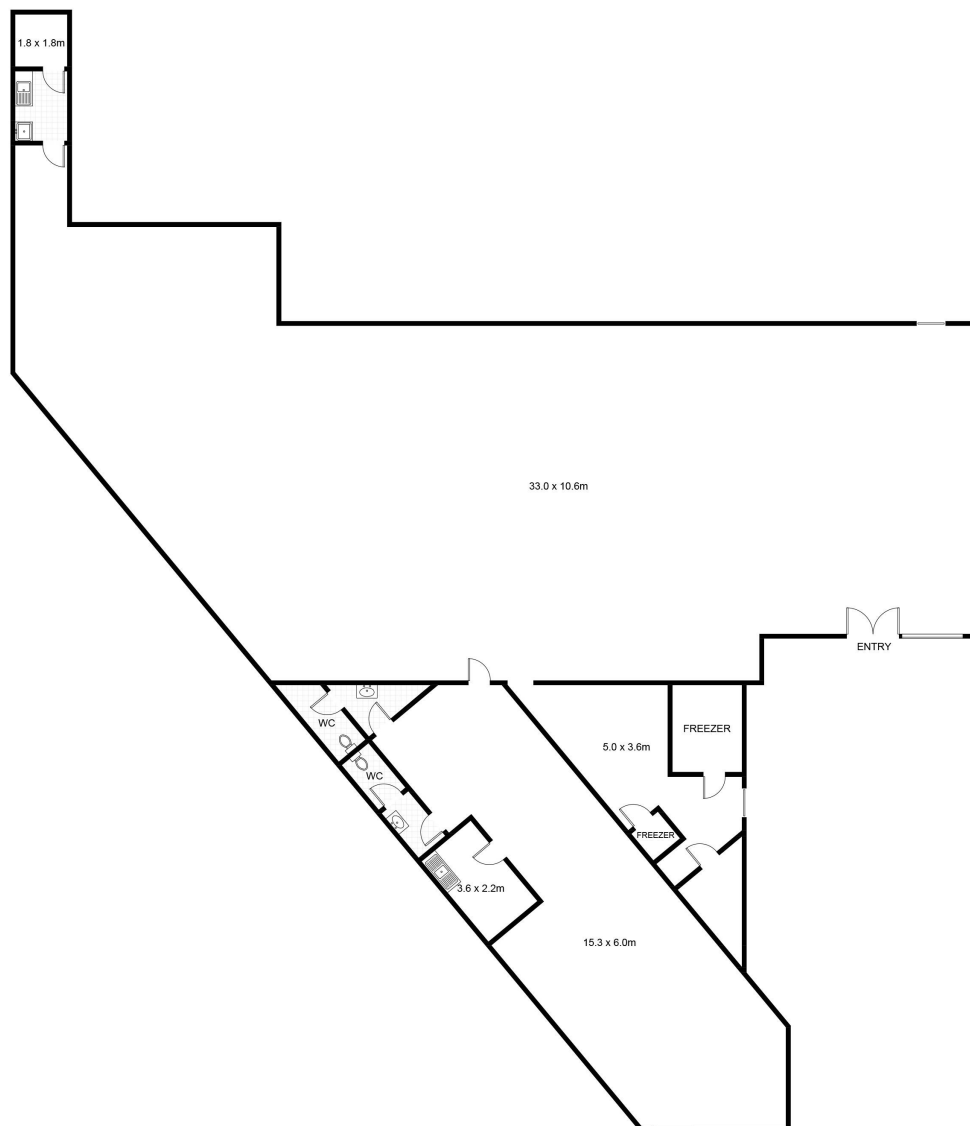




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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.





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