



# FOR LEASE

## COMMERCIAL SHOPFRONT - CONTACT AGENT TO ORGANIZE A VIEWING.

Commercial shopfront with industrial grade cool room, 8 x fridges, kitchenette area, digital split metering, solar power, garage storage, driveway for off-street parking and enclosed internal storage room.

The option to secure the commercial shopfront may appeal to those wishing to run their own business in a high exposure, and desirable coastal location.

Located on the edge of the hunter river and only a stone's throw to Newcastle's main boat ramp and Stockton Beach will see you in a highly commanding position with only one road in and out of Stockton guarantees your business will be noticed by many passing motorists.

### COMMERCIAL SHOP FEATURES:

- Split metering & Solar
- Commercial grade fridges x 8
- Commercial grade cool room
- Commercial grade freezer 2m x 2m
- Security cameras internal and external
- Tile flooring throughout
- Kitchenette - double sink and wash bay
- Dual street frontage
- Bus stop out front of business
- Water views
- Garage for storage & parking
- Storage room internal
- Directly opposite main boat ramp
- High exposure main arterial road site
- 70sq/m internal floorspace

0 BED | 0 BATH | 0 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



**Joel Pyne**  
**0429080595**  
 joelpyne@atrealty.com.au  
[onethreeproperty.com.au](http://onethreeproperty.com.au)