



## Shellharbour City Centre, NSW

2/22 College Avenue

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### BRAND NEW 305m2 COMMERCIAL

AVAILABLE NOW! This exciting brand new 305m2 commercial property is located across from the busy Stockland Shopping Centre and across from Shellharbour City Council building. Good street exposure and plenty of free public parking. Street frontage access as well as disability lift and ramp access. Large windows with plenty of available light as well as mountain views. Would suit many different types of businesses including retail, medical, showroom, gym or offices. Ducted air conditioning. Long term lease is available.

### Contact Agent

**Council Rates:** \$0

**Water Rates:** \$0

**Contact:** Paul Spinelli  
0415 112 702

**Type:** Retail

<https://www.spinellirealestate.com.au>



**SPINELLI** REAL ESTATE

Plans shown are only indicative of layout. Dimensions are approximate.

**Shellharbour City Centre, NSW** Spinelli  
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