



**Shellharbour City Centre, NSW**  
20 College Avenue

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**LARGE 2 LEVEL COMMERCIAL PREMISES**

BRAND NEW! Shellharbour's most exciting new ground floor commercial suites/retail are now available to lease.

LARGE TWO LEVEL COMMERCIAL PROPERTY. GENEROUS 308 M2 floorspace.

High street traffic exposure with access from the street and from the rear foyer. Plenty of surrounding free parking.

Would suit large retail, medical or restaurant.

Elevation 77 is an architectural landmark comprising of 77 residential apartments and 7 executive commercial suites, delivering luxury and exquisite style with a wide variety of designs and floor plans to satisfy every taste.

Ideal location, vibrant eatery across the road.

Minutes to Shellharbour Marina, 20 minutes to Wollongong, 75 minutes to Sydney Airport, and 90 minutes to Sydney City.

Opposite Stockland Shellharbour 200+ shops, talk about convenience.

**Paul Spinelli**  
0415 112 702

**Contact Agent**

**Council Rates:** \$0

**Water Rates:** \$0

**Contact:** Paul Spinelli  
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Adam Spinelli  
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**Type:** Retail

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

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