



47 Alexander Street, **Crows Nest**

GROUND FLOOR AVAILABLE

High visible location opposite Woolworth's and council car park

Located on a main thoroughfare in Crows Nest and directly opposite the new Woolworth's retail hub development, this building presents an exciting opportunity for the right business.

Full of light and character, this newly refurbished two-storey commercial premises offers a highly versatile space that would suit both retail and office use.

Window frontage on the ground floor provides high exposure and signage potential, while the office space to the rear and first floor presents the opportunity for a surprisingly peaceful work environment. The building boasts security parking for six cars, excellent staff amenities, ample storage and a dual entrance.

Ground floor area & layout

This consists of 170 m² on the ground floor, please see floor plan.

The fit out for the ground floor consists of glass fronted retail or office space, backed onto by three partitioned offices/meeting/consultation rooms. At the rear sits a large open plan office space that looks east towards Crows Nest's quiet residential streets. There is a kitchen with dishwasher, plus separate male and female toilets.

Features

- Six car space garage with security camera and electronic access controlled roller shutter door, all allocated to the ground floor
- Rear lane access and entry
- Ample storage
- Immediate occupation
- Air conditioning
- High standard of staff amenities
- Ducted skirting for housing power and data cabling
- Newly refurbished with fresh paint and carpet
- Flexible layout to suit open plan or partitioned offices
- Natural light and large windows throughout

Location

 170 sqm

\$90,000

ID# 41120120264

Open for Inspection
By Appointment



Mark Smith
02 9929 8944
0418 523 007



Frank Bird
02 9929 8944
0417 427 310

47 ALEXANDER ST, CROWS NEST



LOWER GROUND FLOOR PLAN



Disclaimer: Notice is given that all dimensions, descriptions, and details are provided in good faith and are believed to be correct. Whilst all care has been taken in the preparation of the information contained herein no warranty is offered or implied. Interested parties should therefore rely on their own enquiries and must satisfy themselves in all respects. The site plan is not a survey. Site boundaries shown are approximate only and interested parties should conduct their own survey.



GROUND FLOOR PLAN



FIRST FLOOR PLAN