



## **4/1 Jacaranda Avenue Raymond Terrace, NSW**

### **Versatile Commercial Space in Raymond Terrace's Jacaranda Avenue Business Centre**

Located in the heart of Raymond Terrace's bustling Jacaranda Avenue Business Centre, this prime commercial space offers versatility for your business needs. With the option for two separate entities to trade from within.

Key Features include:

- Total floorspace of approximately 89m<sup>2</sup>.
- Downstairs area: 47.9m<sup>2</sup>.
- Upstairs area: 41.3m<sup>2</sup>.
- Staircase at the front entry allows for the possibility of two separate entities to trade.
- Air conditioning provided both upstairs and downstairs.
- Self-contained with a shower and toilet.
- Security screening on ground level ensures safety.
- Two reserve car spaces for convenience.

The adaptable layout of this premises extends beyond commercial use. With its functional design, it can seamlessly accommodate residential living, providing a unique opportunity for those seeking a live-work arrangement.

Available from 1st May 2024.

Contact us for rent & outgoing information and to arrange an inspection.

Melissa Parkinson 0414 484 234

Jessica Nebauer 02 4987 3571



**Jessica Nebauer**

**Melissa Parkinson**

0414 484 234