

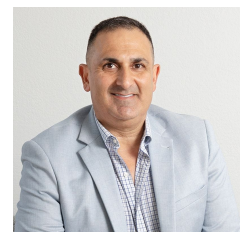
### 2b/3 Burra Place Shellharbour NSW

- \* 280 sqm Retail / Office Space
- \* Ideal location in Shellharbour bulky goods precinct
- \* High exposure location with excellent signage
- \* Excellent parking available in adjoining council carpark
- \* Cold shell ready for Fit out or Fit out can be done subject to lease terms
- \* Access to private amenities through common area

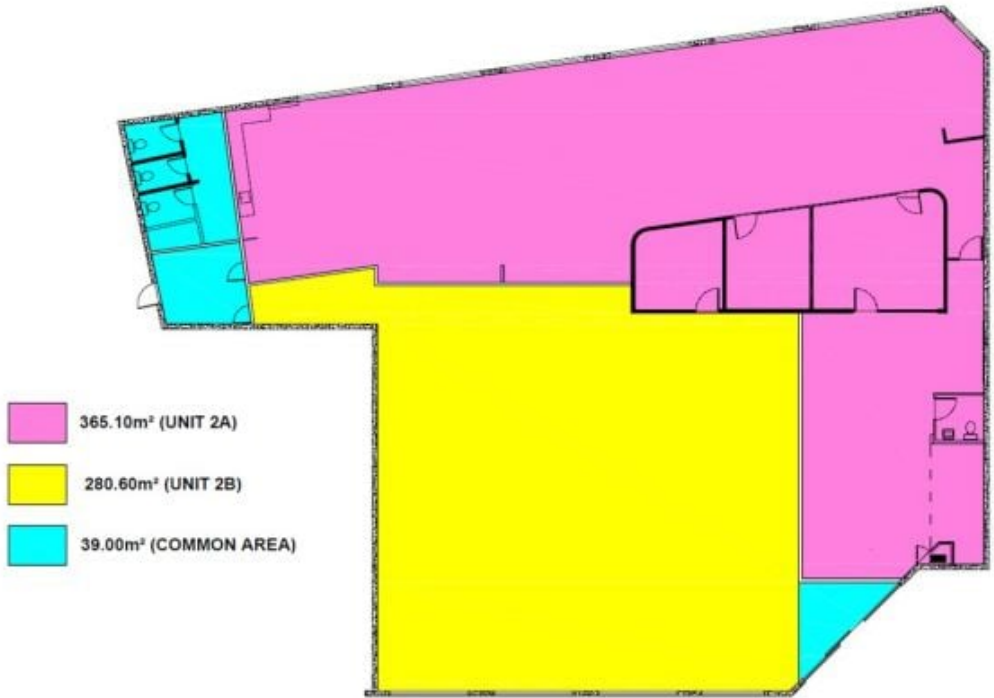
**Type** : Retail  
**Price** : \$90,000 + GST + OGS pa  
**Building Size** : 280 sqm  
**Land Size** : 280 sqm  
**View** : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/shellharbour/commercial/retail/8068805>



**Mark Marinelli**  
02 4229 6640



**Harry Stefanou**  
02 4229 6640



LAYOUT PLAN

Project Name and Address  
3 BURRA PLACE  
SHELLHARBOUR