



1/327-329 West Street Umina Beach, NSW

## Street frontage commercial space

Discover an outstanding opportunity to secure a prime ground floor commercial space in the vibrant heart of Umina Beach. This versatile property is currently operating as a successful laundromat, but offers significant potential for a range of business uses.

- Approximately 63m<sup>2</sup> of Ground floor space
- Located on the Corner of West and Oscar Street
- Access to shared his and hers bathrooms
- Tenant parking on site with rear access
- Flexible lease terms available
- Immediate Occupancy for the right tenant

The location is unbeatable, positioned on a bustling street that ensures high visibility and easy access. Just a short walk from the stunning beaches and popular local shops, it's an ideal spot for attracting both locals and visitors.



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