



### 11/10 Enterprise Close West Gosford NSW

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Affordable commercial investment opportunity or buy and run your own small business. Approx 37sqm of space + usage of outside dining area, two dedicated parking spaces + private toilet. The property has been set up and run as a cafe for Cafe for the past 16 years and is currently vacant with grease trap & exhaust fan already set up ready for a new business to start trading.

- 2 x parking spaces
- Private toilet
- Industrial complex
- Cafe investment with previous \$25,000pa tenancy
- Affordable investment or owner occupier opportunity

For more information or to arrange a viewing contact Andrew Quilkey on 0421200330 or Greg Quilkey on 0405474082.

**Building Size** : 37 sqm  
**Land Size** : 86 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/west-gosford/commercial/other/6966307>



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