Information Memorandum

CHAPMAN & FRAZER

COMMERCIAL REAL ESTATE

Level 1, 153 Mann Street, Gosford NSW 2250





Since 1956, our clients have inspired us to raise the bar - continually evolving, improving, and doing things The Right Way in everything we do.

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Executive Summary

Property Description

Positioned in the heart of Gosford CBD, only a short stroll from Gosford Train Station and Bus Interchange. The property is for sale by Expressions of Interest, closing 5pm, Thursday, 25 June 2026, UNLESS SOLD PRIOR!

The property consist of multiple office suites, occupied by four (4) quality tenants, being Max Employment Solutions, MTC FutureReady, TLC Disability Services and Gosford College. There is also a well presented vacant suite of approx. 408sqm (currently marketed at a rent of $102,000 Per Annum + GST).

This property offers an excellent investment opportunity with mulitple income streams and a strong return, with a projected net income of approx. $225,000* per annum (ex GST), once the vacancy is leased.

The property is well positioned to benefit from the current and future growth of the Gosford CBD and broader Central Coast region.

There has been large scale investment within the immediate vicinity, including the Award Winning 'Archibald' Building by ALAND, the University of Newcastle on Mann Street, the new Regional Library, the Waterfront development by URBAN and several other residential developments. The Central Coast's population is expected to grow more than 50,000 people by 2041.

Executive Summary

Property Description

The site also benefits from its immediate proximity to the Imperial Shopping Cenre and other local amenities such as Kibble Park as well as various bars, cafes and restaurants.

There is also a strong state government directive to see Gosford become a major regional hub and fulfil its potential as the capital of the Central Coast.

This represents a great opportunity to invest not only in a great property, but in the exciting future of this great waterside city.

*Approximately



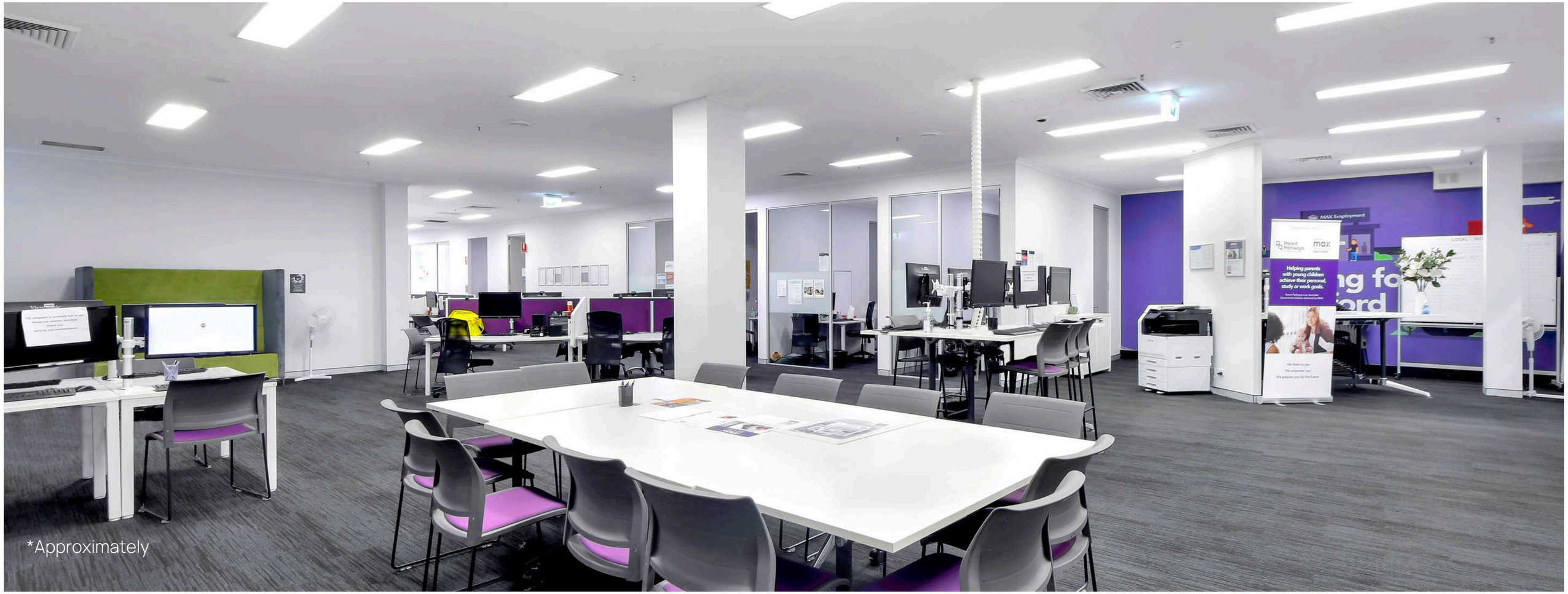
Daniel Mason
daniel@chapmanfrazer.com.au
0403 889 530



Robert Bose
robert@chapmanfrazer.com.au
0426 514 727

Property Details

Combined Floor Area	Car Parking	Zoning	Sale Price
1,526 sqm (approximately)	No allocated spaces	B3 Commercial Core	Expressions of Interest - Closing 5pm, Thursday, 25/06/26



*Approximately

Tenancy Summary

Property: **Gosford Central Plaza - Level 1, 153 Mann Street Gosford**

TENANCY DETAILS				LEASE DETAILS				FINANCIAL DETAILS			COMMENTS
SHOP	PERMITTED USE	LESSEE	APPROX. AREA SQM	LEASE START DATE	LEASE END DATE	LEASE TERM (YRS)	OPTION (YRS)	ANNUAL RENT (PLUS GST)	OUTGOINGS CONTRIBUTION	EST. RECOVERABLE OUTGOINGS	ADDITIONAL NOTES
Suite 1	Commercial Office	MTC Futureready Ltd	291	01.12.25	31.10.28	2 yrs + 11 mths	2 Years	$58,750.00		$0.00	
Suite 1A	Commercial Office	Max Solutions Pty Ltd	59	01.11.25	31.10.27	2 years	1 Year	$20,800.00	NIL	$0.00	
Suites 2 & 3	Commercial Office	Tender Loving Care Pty Ltd	344	01.06.21	30.05.26	4 yrs + 11mths + 30 Days	5 Years	$59,171.02	Factored Into Rent	Nil	Market Review on 01.06.2025 Annual Rent Reviews of CPI or 3% whichever is the greater
Suite 4		Vacant	408								Market Rent $102,000
Suites 5A & 5B	Education 9B	Quantum Institute Pty Ltd	424	11.10.26	10.10.28	2 Years	2 Years	$74,848.63	Budgeted Outgoings	$20,000.00	Annual Rent Reviews of CPI or 3% whichever is the greater
							TOTALS	$213,569.65		$20,000.00	
							TOTAL GROSS RENT	$233,569.65			

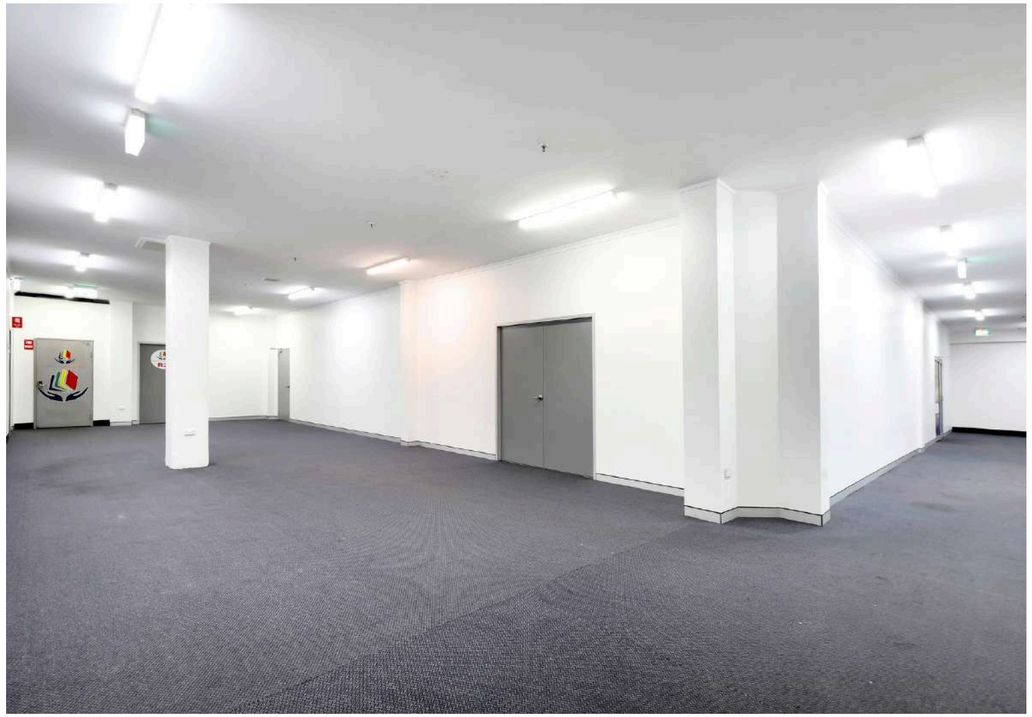
Outgoings Summary

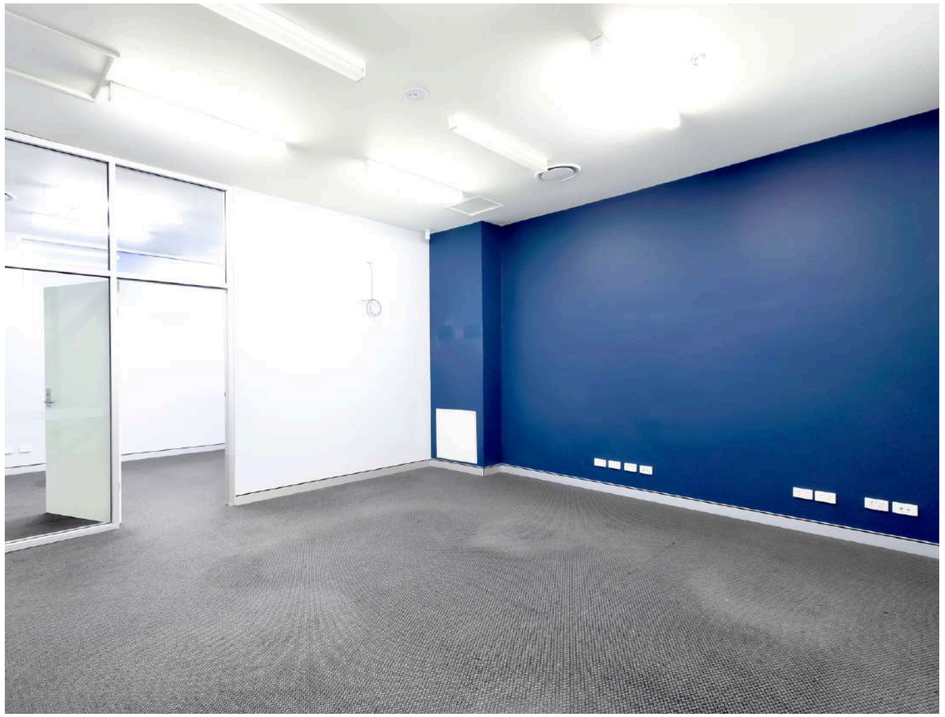
Core Outgoings (Based on 2025/26 FY)	
STRATA LEVY (Admin & Capital)	$89,092.32
COUNCIL RATES	$6,990.72
WATER & SEWER RATES INCLUDING USAGE	$1,548.64
CLEANING (Including Sanitary)	$7,755.17
TOTALS	**$105,386.85**

Note: Figures are approximate and subject to change. Prices are subject to GST (if applicable).


Brisbane Water
The Archibald
Polytec Stadium
ATO
C&F
Kibble Park
Imperial Shopping Centre

Photo Gallery







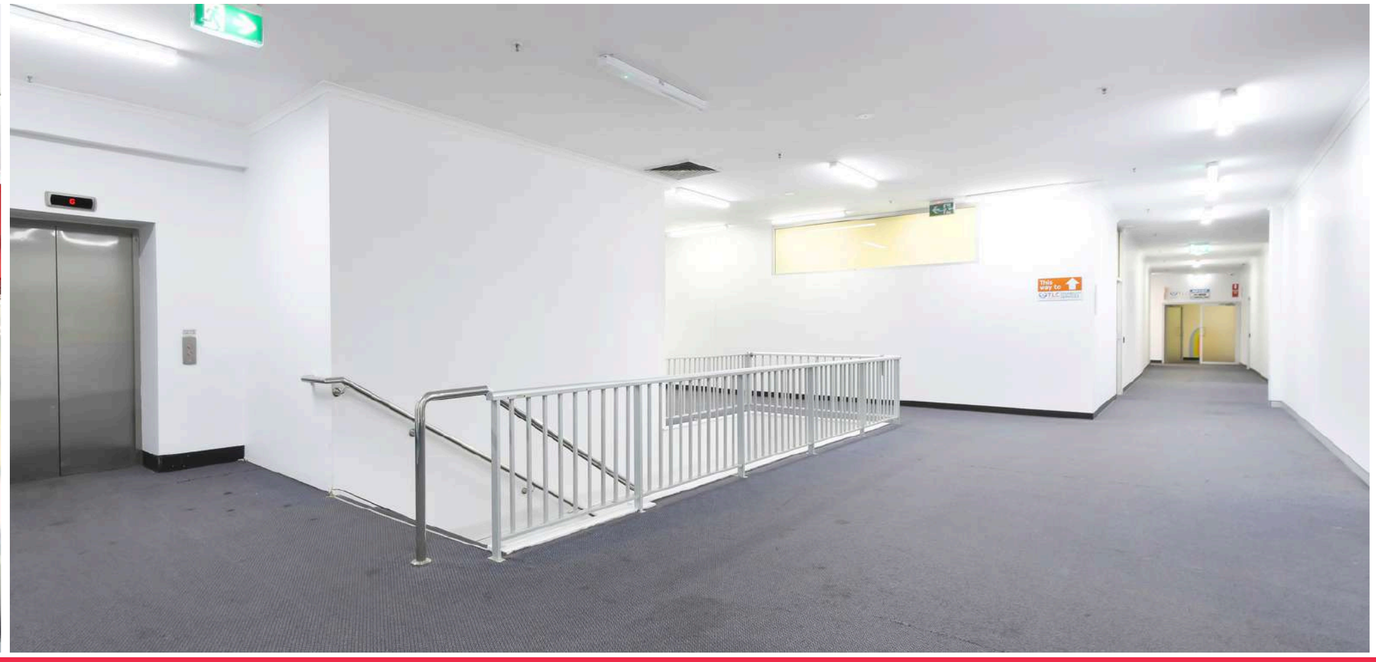


Photo Gallery



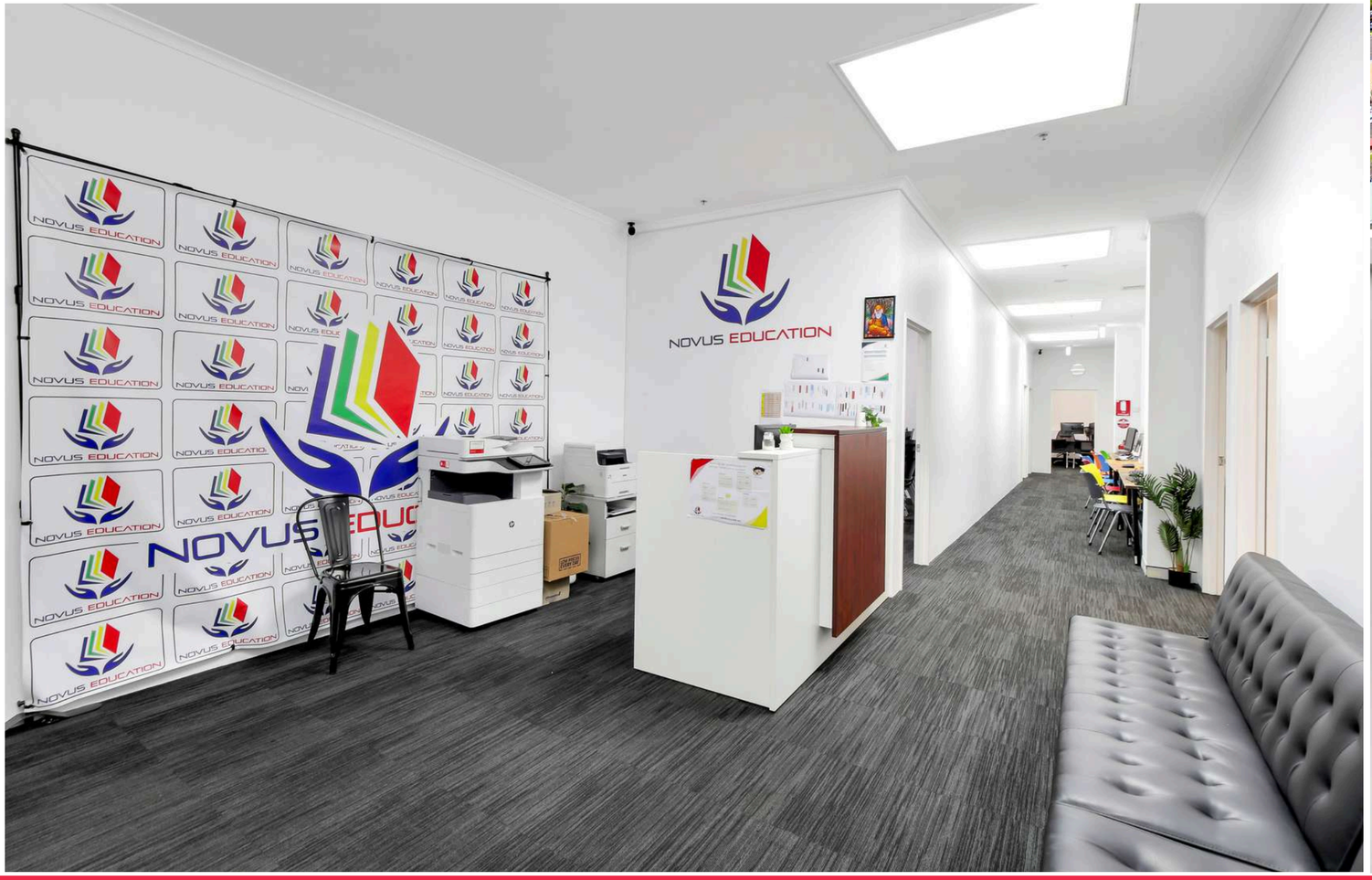
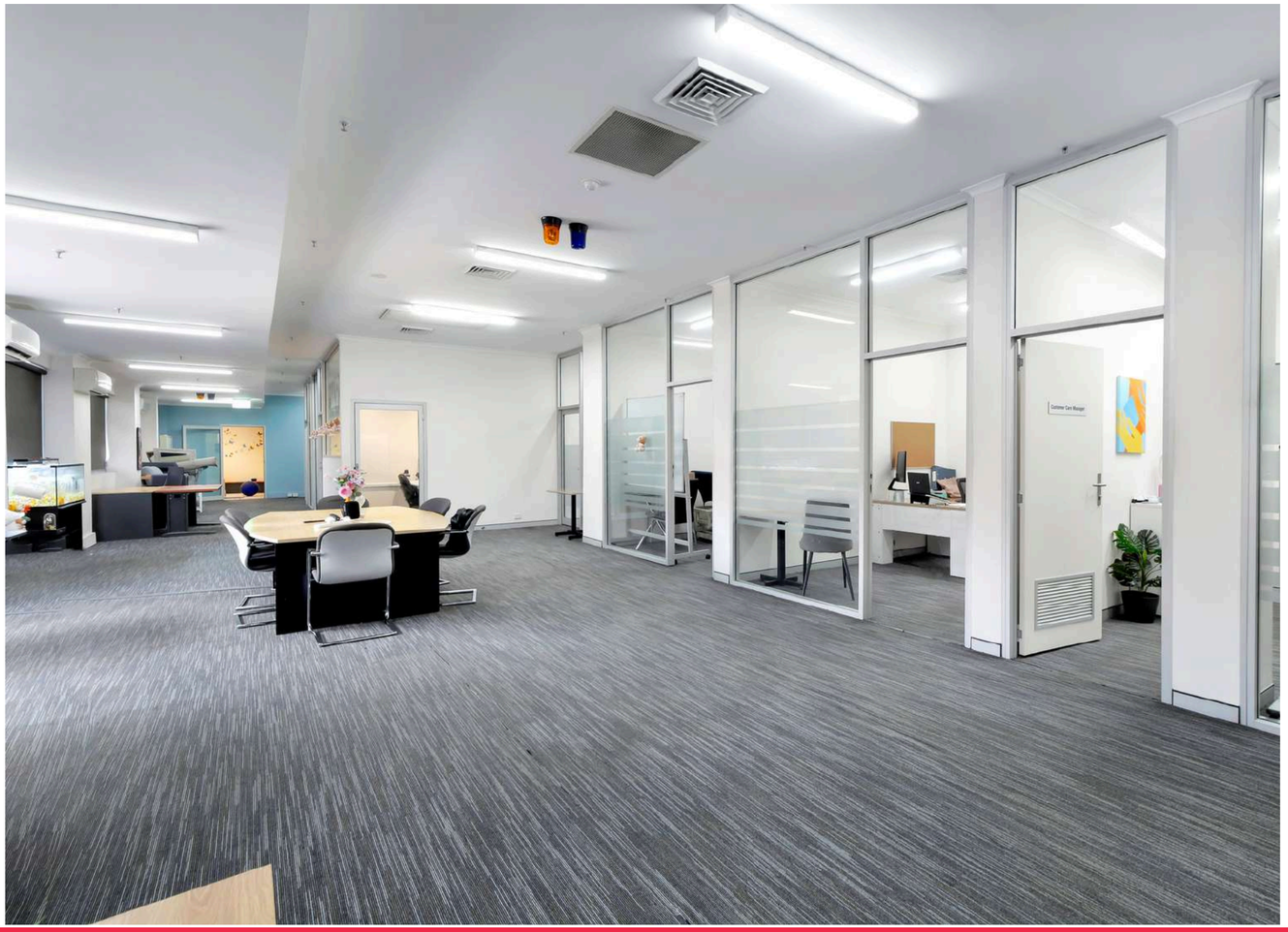
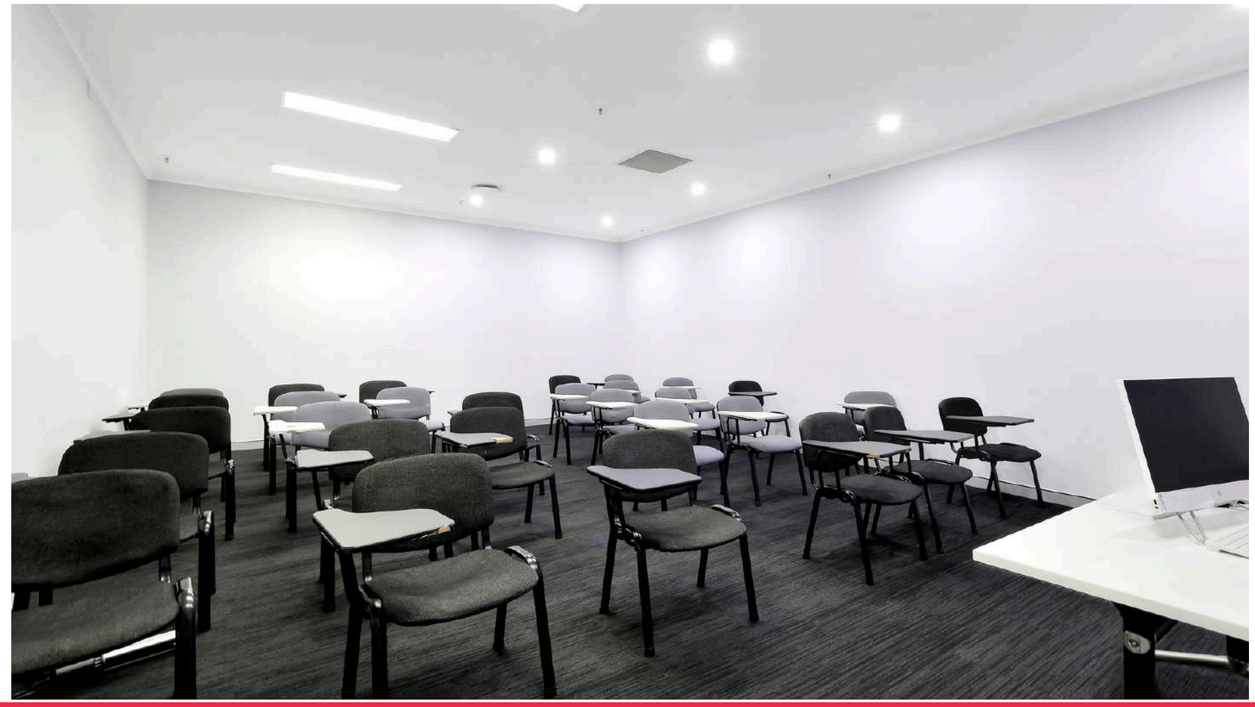




Photo Gallery







Floor Plan

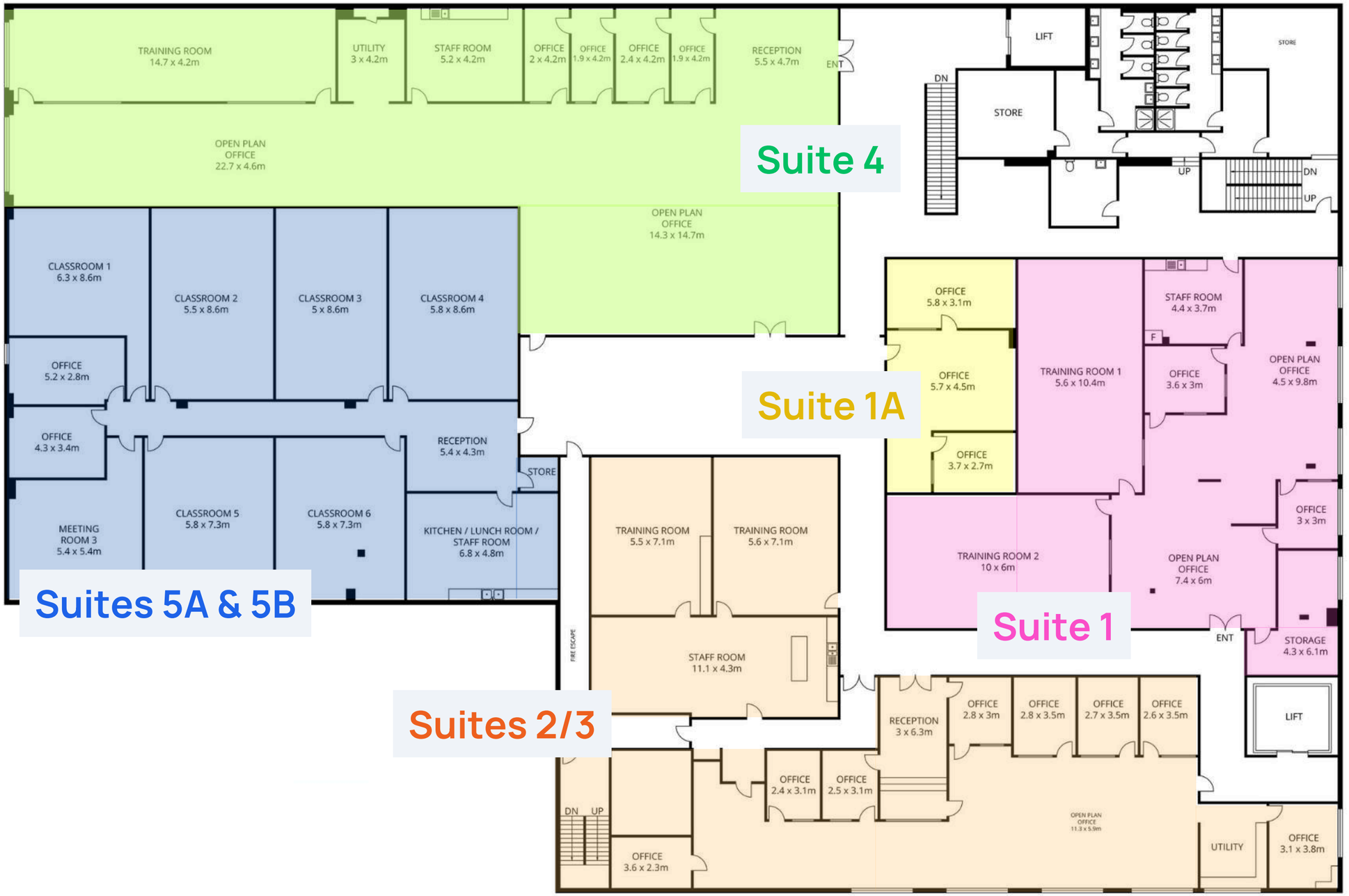


Level 1

This floor plan including any furniture, fixtures, measurements and dimensions, are approximate and for illustration purposes only. Chapman & Frazer Real Estate Pty Ltd give no guarantee, warranty or representation as to the accuracy and layout. Any intending party (you) must rely on their own investigations to determine the accuracy of this plan and suitability of the property.

Floor Plan

Highlighting individual tenancies



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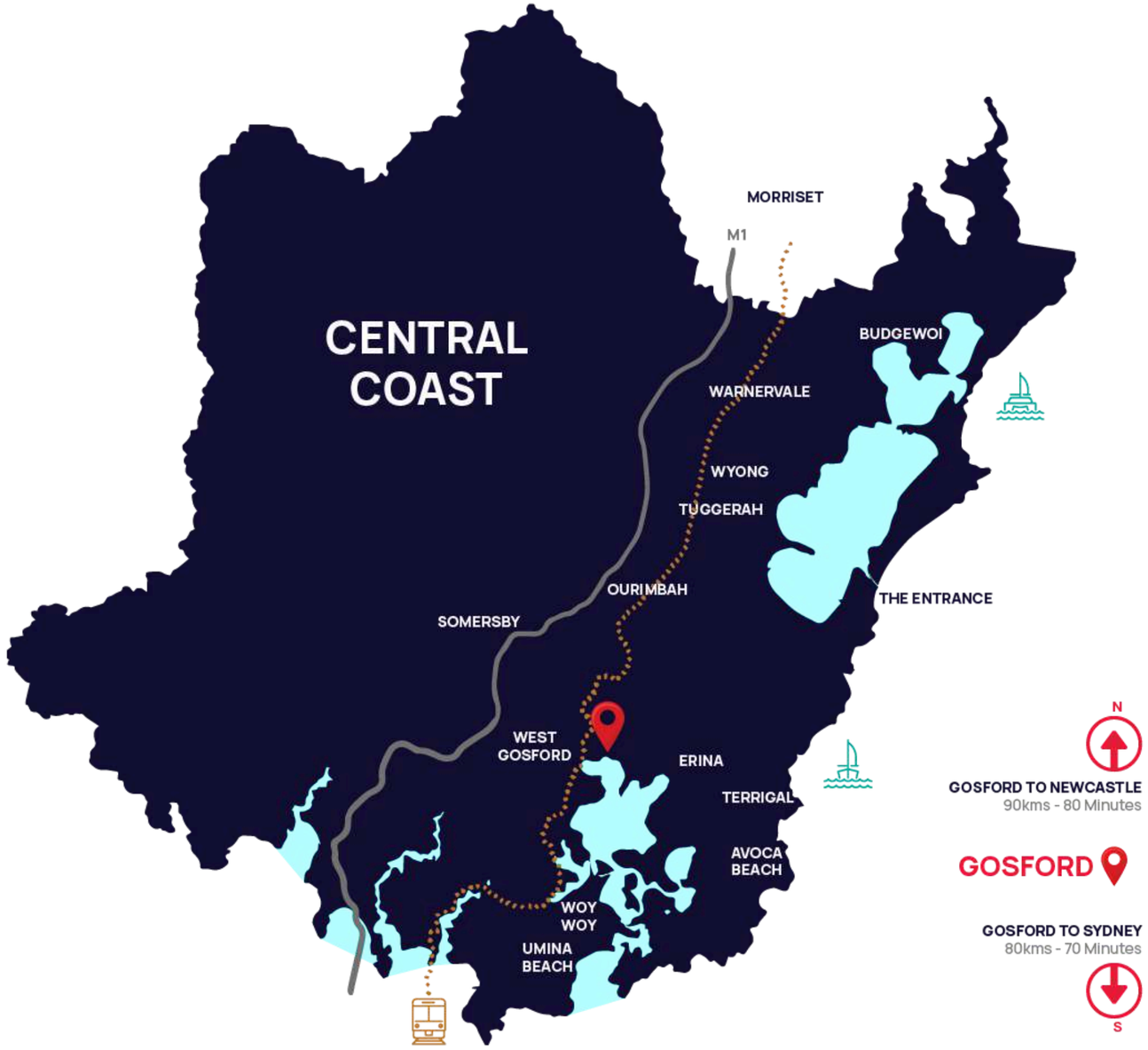
The Location

Gosford is a gem on the Central Coast, rich in natural beauty, economic potential, culture, community, and leadership. It's poised to become a key CBD under the NSW Metropolitan Strategy.

With its relaxing beaches, and access to the region's finest restaurants, cafés, fresh seafood, and a laid-back social scene, Gosford offers an ideal blend of coastal living and community spirit for eating, living, playing, and rejuvenating.

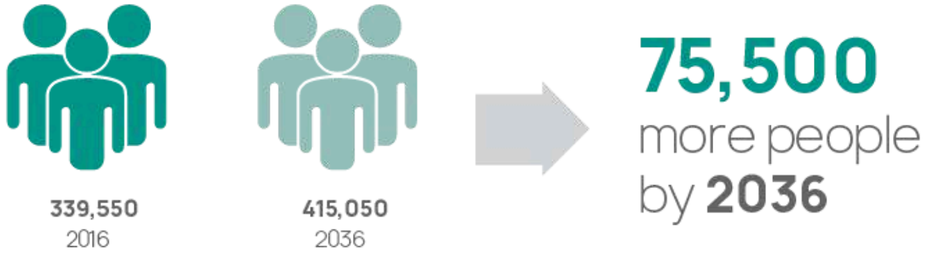
The Central Coast market has experienced an exceptional maturing in recent years. State and federal investment into major infrastructure and employment projects has led to an explosion of positive activity. By 2040, the Central Coast is expected to welcome more than 50,000 new residents, contribute over $21 billion to the economy, and create more than 72,000 new jobs.

This prominent location acts as a gateway between Gosford, Newcastle and Sydney as well as providing easy access to connect to the Northern districts of the Central Coast via the Central Coast Highway as it continues north towards The Entrance, and further to Newcastle.



Population Growth

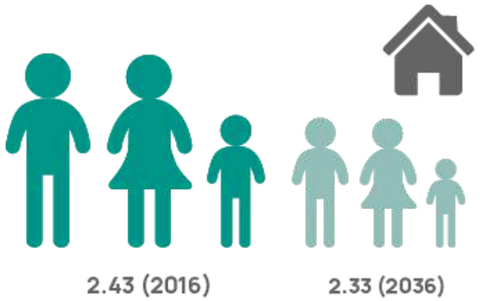
POPULATION GROWTH



NUMBER OF DWELLINGS



AVERAGE HOUSEHOLD SIZE

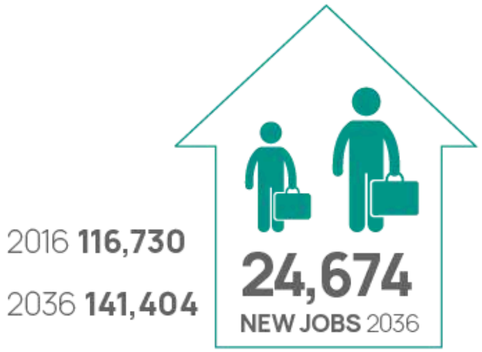


POPULATION GROWTH



of growth will be poeple aged **65** and older

TOTAL JOBS



EMPLOYMENT SELF CONTAINMENT 2015



of employed residents travel outside the region for work

EMPLOYED RESIDENTS 2015



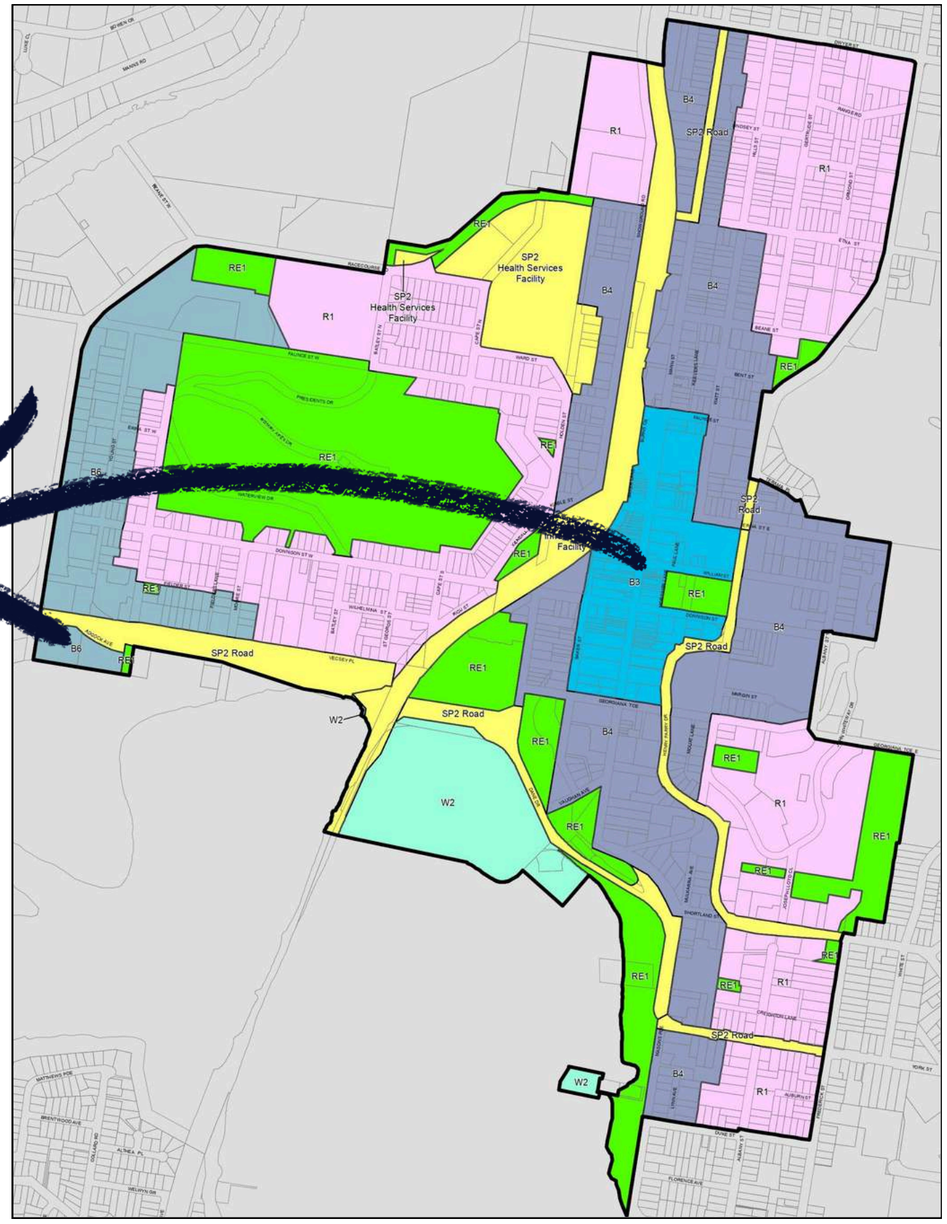
Zoning - B3 Commercial Core

(State Environmental Planning Policy (Precincts-Regional) 2021 - Current Version for 28 November 2025 to date)

Objectives of zone	• To provide a wide range of retail, business, office, entertainment, community andother suitable land uses that serve the needs of the local and wider community • To encourage appropriate employment opportunities in accessible locations • To maximise public transport partronage and encourage walking and cycling • To strengthen the role of Gosford City Centre as the regional business, retail and cultural centre of the Central Coast • To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities and social, education and health services • To provide for residential uses if compatible with neighbouring uses and employment opportunities • To reate opportunities to improve the public domain and pedestrian links throught Gosford City Centre • To provide for the retention and creation of view corridors • To protect and enhance the scenic quality and character of Gosford City Centre
Permitted without consent	Nil
Permitted with consent	Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restriced premises; Roads; Shop top housing; Any other development not specified in item 2 or 4
Prohibited	Agriculture; Alr transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Service stations; Sewage treatment plants; Storage premises; Transport depots; Vehicle body repair workshop; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale

Zone Map





NSW GOVERNMENT Planning & Environment

State Environmental Planning Policy (Gosford City Centre) 2018

Gosford City Centre
Land Zoning Map
Sheet LZN_001

Zone

- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- R1 General Residential
- RE1 Public Recreation
- SP2 Infrastructure
- W2 Recreational Waterways
- Gosford City Centre

Cadastre

Cadastre 12/06/2018 © Spatial Services



N

0 0.1 0.2 0.3 0.4 km

Projection: GDA 1994
MGA Zone 56

Scale: 1:12,000 @ A3

Map Identification Number: SEPP_GCC_LZN_001 _012_20180612

You can visit:

NSW GOVERNMENT

State Environmental Planning Policy (Precincts—Regional) 2021 | Planning Portal - Department of...

The maps are supplied by the Department of Planning and Environment (DPE) - any enquiries about the content with ...

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Sales Process

This unique opportunity at Level 1, 153 Mann Street, Gosford is offered For Sale via Expressions of Interest. Closing Date for the Expressions of Interest campaign is 5pm on Thursday, 25 June 2026.

Please submit your offer in writing to either of the appointed agents, Daniel and Robert, whose details are included in this Information Memorandum. In your offer, please be sure to include the following:

1. **Sale Value of your offer**
2. **Deposit amount**
3. **Settlement Terms**
4. **Timing for when you can Exchange a Contract; and**
5. **Any other Terms or Conditions that you may require**

Inspections will be conducted by appointment only and can be arranged by contacting the exclusive marketing agents.

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COMMERCIAL REAL ESTATE

Daniel Mason I 0403 889 530 + Robert Bose I 0426 514 727

daniel@chapmanfrazer.com.au + robert@chapmanfrazer.com.au
(02) 4325 0208 + www.chapmanfrazer.com.au

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1/27 Dane Drive, Gosford NSW 2250 + PO Box 18, Gosford NSW 2250