



79-81 Byron Street, Inverell



## PRIME RETAIL INVESTMENT

If you are looking for prime retail space in a central location, this building could be just what you're looking for!

Single level, 159sqm brick building set on a 255sqm block, with room to extend if desired (STCA).

Spacious show room/shop front features 6.7m of glass frontage, providing ample natural light and great window display to showcase retail displays and signage.

Flat entrance from Byron Street offers wheelchair, pram and disability-friendly access.

Recently updated and painted inside, this building also comprising of a large storage area and office space with new reverse cycle air conditioner, evaporative air conditioner, personal amenities, rear lane access and 2 parking spaces.

There is customer parking right at the doorstep of the shop and the foot traffic is constant with many other established businesses along the street.

The current fit-out and floor plan allows flexibility to suit a multitude of businesses. This is a blank canvas with unlimited potential!

Possible return on investment of 10.6%.

Tenant outgoings: Plate Glass Insurance, Council rates, water rates, Public Risk Insurance.

Inverell is rapidly developing as a substantial regional area and attracts

2 255 m2

|                      |            |
|----------------------|------------|
| <b>Price</b>         | SOLD       |
| <b>Property Type</b> | Commercial |
| <b>Property ID</b>   | 739        |
| <b>Land Area</b>     | 255 m2     |
| <b>Office Area</b>   | 159 m2     |

### Agent Details

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### Office Details

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people from all over due to its solid commercial strength. Ever-growing, Inverell has had recent upgrades to the Inverell Hospital, Inverell Police Station and Inverell Livestock Selling Centre. Large scale business such as Bindaree Beef Abattoir, Boss Engineering and Sapphire Wind Farm provide abundant employment.

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