



248 Byron Street, Inverell



## MAKE YOUR DREAM REALITY

Rarely does a commercial property of this calibre come onto the market. Ideally located in Inverell CBD, this attractive building offers you the opportunity to purchase the low maintenance investment you've been dreaming of!

Divided into two separate shops, this building can easily convert into one if required. One side was previously occupied by local established hairdressers, with excellent window display area, modern interior with high raked ceiling, 2 reverse cycle air conditioners, tile flooring, office, kitchen and amenities. Returning \$950 per week.

Vacant shop comprises of separate front entry with reception, reverse cycle air conditioning, salon/office space with floating timber flooring and store room with sink. This space suited to a variety of uses and is the perfect place to run your business.

Back half of block with rear lane access is currently leased for \$70 per week.

Well placed to capture passing foot traffic as well as high vehicle traffic passing by.

Set on a generous 2,288sqm block, with its own private car parking in the double carport but also has plenty of street parking for customers.

\* Business not for sale \*



<b>Price</b>	\$439,000
<b>Property Type</b>	commercial
<b>Property ID</b>	592
<b>Land Area</b>	1,126 m2
<b>Office Area</b>	250 m2

### Agent Details

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### Office Details

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