



68 High Street, Bowraville NSW 2449

## SOLD BY LJ HOOKER COMMERCIAL

This high yielding, affordably priced, fully leased prime retail/residential investment occupies a central position in Bowraville town centre.

Comprising a ground floor shop plus two residential units, the investment offers an excellent mix of retail and residential growth opportunities.

The building accommodates an approximate gross floor area of 260m<sup>2</sup>.

The property has a total site area of some 430m<sup>2</sup>.

The shop is professionally fitted out for the preparation and sale of food and has been Bowraville's take away food premises for many years.

The two and three bedroom units have new carpet installed and have been recently painted.

The shop is subject to a new 3+3 year lease at a gross annual rental of \$13,000 (\$250 per week) plus GST.

The prime investment en

Retail

FOR SALE

260sqm

Troy Mitchell

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