103-111 RANKIN STREET, FORBES, NSW, 2871









SOLD

PRIME INVESTMENT OPPORTUNITY IN FORBES, NSW!

Premier CBD Retail Investment
• Prime 1,056sqm* Freehold Landholding
• Fully Leased High Exposure Premises
• Attractive E1 Local Centre Zoning

Emma Henderson @realty along with Burgess Rawson are pleased to offer to the market 103 and 111 Rankin St Forbes, NSW for Auction.

The property has the following investment highlights:

+ Anchored by new 6 plus 6 year lease to 2036 to National Retailer The Reject Shop. (750m2) The Reject Shop Limited is an Australian discount variety store chain selling a range of goods such as food, snacks, gift cards and party, health and beauty aids, cleaning supplies, storage, kitchenware, homewares and seasonal items in over 375 store locations across Australia. Founded in 1979, The Reject Shop employs over 5,000 staff.
+ Rise Physiotherapy 3 plus 3 year lease to 2030. (250m2)
+ Fully leased high exposure retail premises
+ Fixed 3% annual rental increases
+ Attractive E1 Local Centre zoning allowing for multiple uses (STCA)
+ Prime CBD location close to major tenants including Westpac, Anytime Fitness, Woolworths, Service NSW and KHub
+ Central West NSW: thriving region home to 181,500+ residents, poised for significant growth
+ Net Income: $138,560 pa* + GST

For sale via Auction 29/10/2024 10.30am
Please contact Emma Henderson @realty for more information.

0 BED | 1 BATH | 0 CAR

PRICE:
$1,850,000

OPEN FOR INSPECTION:
N/A



Emma Henderson
0417224222
emma@reproperty.com.au
Regional Edge Property