



FOR SALE

PRIME RETAIL SPACE IN HISTORIC LAKE CARGELLIGO HUB

Discover an exceptional commercial opportunity in the heart of Lake Cargelligo, where local charm meets business potential. This substantial retail premises spans an impressive 390 square meters of internal space, With two seperate shop fronts, positioned on a generous 1,012 square meter block on Foster Street, offering endless possibilities for your business venture.

The property presents a rare chance to establish your presence in this thriving Central West NSW community. With a spacious floor plan and versatile layout, this retail space can accommodate various business models, from retail stores to professional services. The premises includes essential amenities including bathroom facilities and the potential for office or storage space configuration.

Location is everything in retail, and this property delivers. Situated in Foster Street, you'll be perfectly positioned to serve Lake Cargelligo's growing population of over 1,400 residents, plus the steady stream of tourists who visit this picturesque lakeside town throughout the year.

Key Property Features:

- Generous 390m² of internal floor space
- Substantial 1,012m² land size offering future development potential (STCA)
- Prime Double street frontage and excellent visibility
- Basic amenities including bathroom facilities
- Flexible open plan layout suitable for various business uses

The vibrant Lake Cargelligo community offers your business a strong foundation for success. The town serves as a hub for the surrounding agricultural region and boasts a growing tourism sector, driven by the lake's recreational activities and the region's rich bird watching opportunities.

Local Advantages:

- Strong local economy supported by agriculture and tourism
- Regular visitors for water sports and bird watching activities
- Active sporting community with multiple local teams
- Growing solar industry presence

1 BED | 1 BATH | 0 CAR

PRICE:

Expressions of Interest

OPEN FOR INSPECTION:

N/A



Craig Tyack

0428729167

craig@thproperty.com.au

Tyack Henderson Property