



FOR SALE

MOTIVATED VENDORS - PRICED TO SELL!

This purpose built commercial premises located in the heart of Macksville CBD, offers a prime location for your business and is priced to sell...DON'T WAIT!

While the location and features of this property are impressive, what sets it apart is the fact that it already has two excellent tenants in place. This means that you can start generating income from day one, making it a wise investment for any business owner and with a weekly rental return of \$800 per week, this property offers an excellent opportunity for a good return on investment.

With easy access to major highways and public transportation, your clients and employees will have no trouble reaching your office and with a plethora of amenities and services nearby, your business will thrive in this vibrant community.

Features include:

- Street frontage
- Zoned B3, building height 14metres, land size approx. 480m2
- 3 x office spaces, 2 x dance studio spaces + stage, staff room
- Amenities, kitchenette
- Ornate pressed metal ceilings
- Currently tenanted - Valley Performing Arts Centre & Embrace Health Service Pty Limited
- Rates approx. \$3468.00 per annum
- Incomings \$41,600 per annum

Don't miss out on the opportunity to own this commercial property in Macksville with its prime location, features, and good return.

Contact Jennifer on 0409 765 032 today to schedule a viewing.

0 BED | 1 BATH | 0 CAR

PRICE:

Price Range \$500,000 to \$550,000

OPEN FOR INSPECTION:

N/A



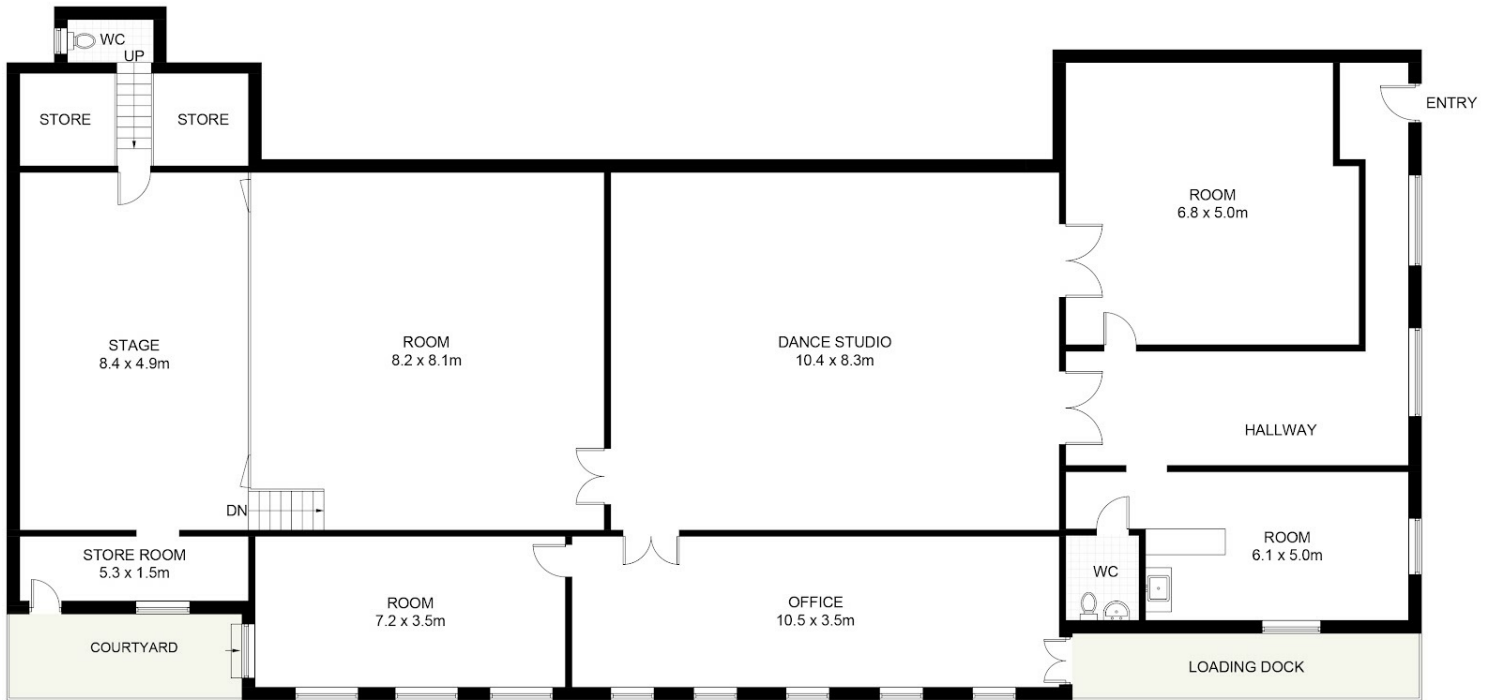
Jennifer Miller

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Approximate Gross Internal Area = 396.7 sq m



19 Princess Street, Macksville NSW 2447

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.