



FOR SALE

DUAL INCOME - SHOPFRONT + BILLBOARD

Set and forget with this solid freehold investment, featuring a good tenant and additional billboard revenue.

This commercial property is offered with a tenant in place, providing immediate income from settlement. Please note, the business is not included.

Positioned in one of, if not the most sought after locations in Macksville, this commercial property presents exceptional visibility and versatility for business owners and investors alike. This property is strategically situated on a prominent corner in Macksville CBD, within close proximity to local shops, cafes, and services, and with the added appeal of it overlooking the Nambucca River it lends to an ideal investment or business opportunity.

This impressive retail space boasts a generous 175 square meters of versatile floor area, providing endless possibilities for your business venture. The property sits on a 252.9 square metre block, offering valuable space for future development potential (STCA).

Features include;

- * Street Frontage - Prime location - Corner block with excellent visibility
- * Land Zoning E2 - Commercial Centre, land size approx. 253 square metre, Build Height of 10m
- * Spacious Interior - approx. 175 square metre of open plan space with a 5m internal showroom height
- * Ample Storage - Multiple storage options, including a safe, plus a fully enclosed courtyard
- * Amenities - Separate kitchen, male and female restrooms
- * Large billboard signage with an existing lease in place, offering instant return
- * Good tenants - Odd Molly, 24 mth lease - 15/08/2025 - Ending 14/08/27
- * Rates approximately \$3,707pa
- * Incomings \$1950, plus \$1,157.00 (Billboard Lease) per month = Approx. TOTAL \$37, 293pa

Hold and enjoy the returns, or look ahead to the future - this position lends itself perfectly to a riverfront bar, cafe or restaurant, or boutique brewery- style venue (STCA)

Call Jennifer today on 0409 765 032 to secure this set and forget asset!

0 BED | 0 BATH | 0 CAR

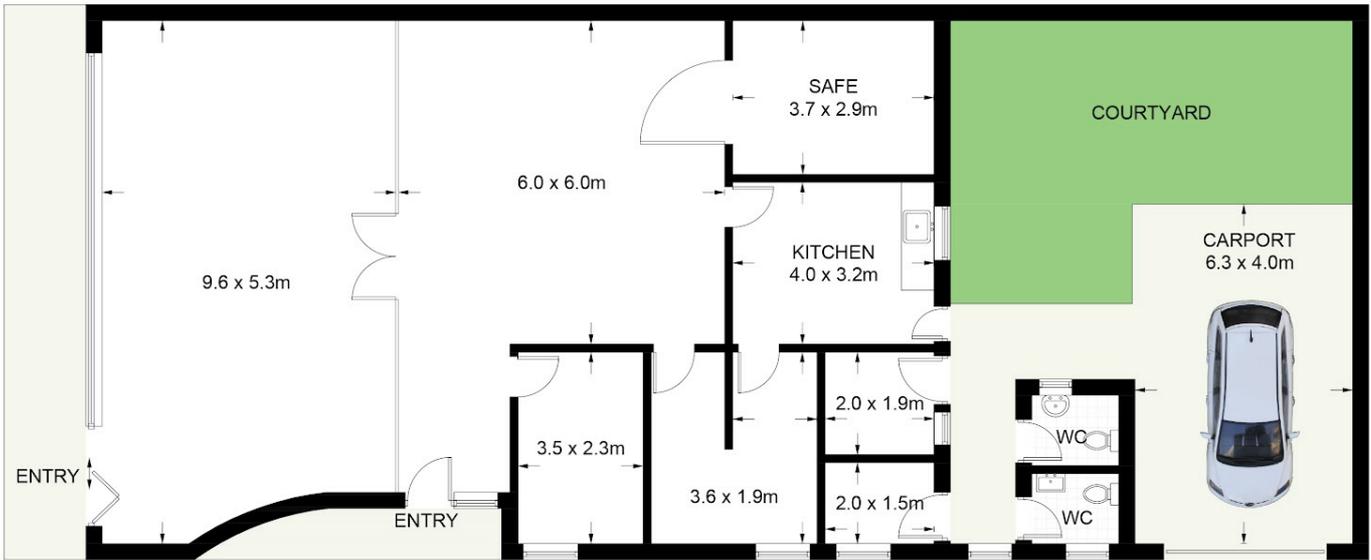
PRICE:
\$600,000

OPEN FOR INSPECTION:
N/A



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Approximate Gross Internal Area = 144.3 sq m
External WC = 4.6 sq m
Total = 148.9 sq m
(Excluding Carport)



1 Cooper 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.

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