



FOR SALE

PRIME DUAL-LEVEL COMMERCIAL INVESTMENT – SECURE INCOME + UPSIDE

Prime Dual-Level Commercial Investment – Secure Income + Upside

An outstanding opportunity to acquire a well-located commercial asset in one of NSW fastest growing regional centers offering immediate income security and genuine value-add potential.

Strategically positioned within the tightly held Forbes retail precinct, this two-level property enjoys strong exposure along Rankin Street and is surrounded by established local retailers, cafés and essential services—driving consistent foot and vehicle traffic.

The ground floor is leased under a 2 + 2 year lease, delivering a reliable income stream, while the first floor presents a flexible, largely blank canvas—ideal for additional tenancy, future owner-occupation or repositioning to enhance overall returns.

Rear lane access further enhances functionality and long-term redevelopment appeal.

Investment Highlights

- ***Secure Ground Floor Lease:** 2 + 2 years
- ***Gross Income:** \$26,000* per annum + GST
- ***Outgoings:** 100% reimbursed by ground floor tenant
- ***Building Area:** Approx. 280 m² (140 m² per level)
- ***Land Area:** Approx. 140 m²
- ***Zoning:** E1 Local Centre
- ***Exposure:** Prominent Rankin Street frontage with strong foot and vehicle traffic
- ***Upside Potential:** Vacant upper level suited to leasing, owner-occupation or value uplift

A compelling acquisition for investors seeking a secure income-producing asset with future growth and repositioning potential in a proven regional commercial market.

*Approximate figures.

0 BED | 0 BATH | 0 CAR

PRICE:
\$400,000 + GST

OPEN FOR INSPECTION:
N/A



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