72 RANKIN STREET, FORBES, NSW, 2871









SOLD

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

OPEN FOR INSPECTION:
N/A



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