

# FOR SALE

## BATHURST PREMIER BUSINESS LOCATION

Discover an exceptional investment in the vibrant city of Bathurst with 55 William Street, a distinguished Victorian double-storey dual-use building located in the bustling core of Bathurst's thriving retail and business district.

This iconic property offers a unique blend of commercial and residential spaces, making it a versatile asset with proven stability and excellent income potential.

Spanning a total of 461sqm of lettable area, the property features a prime commercial area that is fully leased, boasting a perfect tenancy record for the past 40 years. The commercial space is ideal for successful business in a prominent location with high foot traffic and strong community engagement.

Additionally, the first level comprises three spacious 1-bedroom apartments, perfect for generating rental income or accommodating staff.

<https://youtube.com/shorts/7FL-ii8rmoo>

### Key Features & Benefits:

- \*Fully leased with a stellar 40-year tenancy history
- \*Gross rent \$165,000 p.a. \$154,000 Net Return approx
- \*Prime location in the heart of Bathurst's thriving retail and business precinct
- \*Spacious total lot area of 399 sqm providing versatile commercial and residential options leasing a total of 461 sqm. 115% lettable area.
- \*Three large 1-bedroom apartments on the first level, offering additional income streams or housing options
- \*Victorian double-storey building with excellent street frontage and visibility
- \*This property presents a superb opportunity for investors seeking a secure, high-yield asset in a regional hotspot.
- \*With its longstanding tenancy history and prime positioning, 55 William Street is a cornerstone for long-term growth and stability.

Don't miss out on this rare offer! Contact us today to arrange an inspection or learn more about this outstanding development opportunity.

Price \$2,150,000.

Note; premises is for sale only.

0 BED | 0 BATH | 0 CAR

### PRICE:

\$2,150,000 with 7% Net Return

### OPEN FOR INSPECTION:

N/A

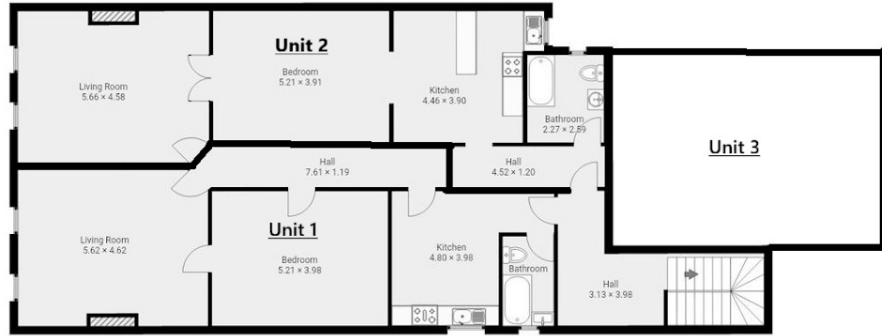


**Toni and James Thompson**

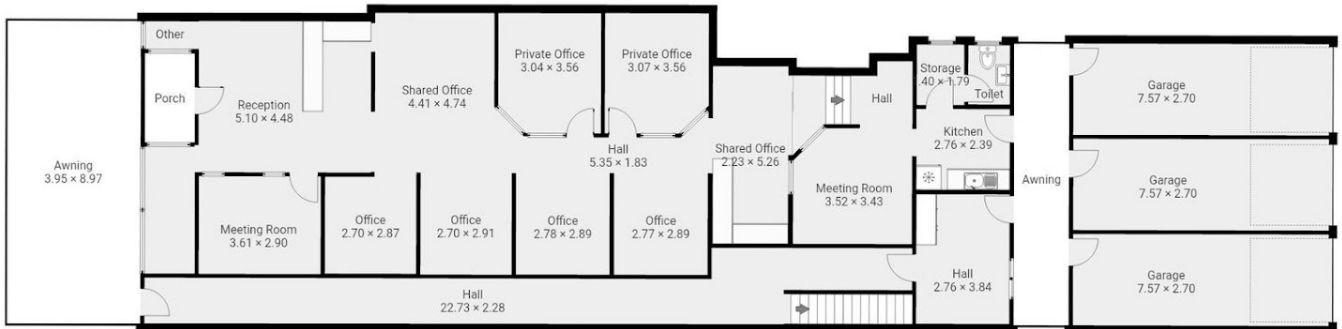
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First Floor



Ground floor

**Disclaimer:** Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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