



FOR LEASE

PRIME RETAIL SPACE - HEART OF NYNGAN CENTRAL

Step into a prime retail opportunity at the crossroads of central NSW, where 133 Pangee Street offers an exceptional commercial space in Nyngan's thriving town centre. This retail property presents the perfect foundation for your business venture in a community that values enterprise and growth, strategically positioned at the junction of two major highways that bring consistent foot traffic and visibility.

Located in the heart of Nyngan, this commercial space places you at the centre of all the action in this vibrant regional hub. The town sits at the crucial intersection of the Mitchell Highway and Barrier Highway, making it a natural stopping point for travellers and locals alike. With Nyngan serving as the starting point of the Barrier Highway that stretches west through mining towns like Cobar and Broken Hill, your business will benefit from the steady stream of commercial traffic and tourism that flows through this important transport corridor.

- Climate-controlled comfort with air conditioning and split system heating and cooling
- Generous 480.6 square metre land area providing excellent space utilisation potential
- Strategic highway junction location ensuring maximum visibility and accessibility

The property offers modern amenities that will keep both staff and customers comfortable year-round. The comprehensive climate control system ensures your retail space maintains the perfect environment regardless of Nyngan's hot summers or cool winters. This attention to comfort details makes the space ideal for a wide range of retail applications, from fashion and homewares to specialty goods and services.

Nyngan's rich history as a railway town dating back to 1883 has evolved into a modern service centre that attracts visitors from across the region. The town's proximity to one of Australia's largest solar power installations demonstrates the area's commitment to sustainable development and future growth. This forward-thinking approach creates an optimistic business environment that supports new enterprises and encourages community engagement.

- Heritage-listed buildings and attractions that draw tourists and history enthusiasts
- Established community with strong local support for businesses
- Regional service centre status attracting customers from surrounding properties and towns

0 BED | 0 BATH | 0 CAR

PRICE:
\$250 per week inc

OPEN FOR INSPECTION:
N/A



Averill Berryman
0428426911
averill.berryman@atrealty.com.au
www.atrealty.com.au