

105-107 Bradley Street, Guyra, NSW 2365



House For Sale

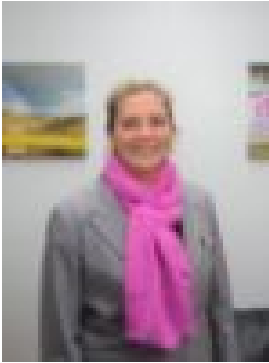
Monday, 22 April 2024

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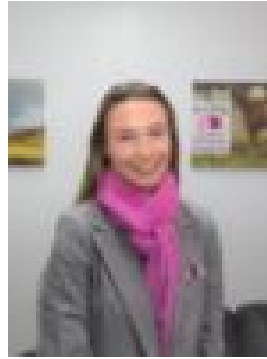
Bedrooms: 3

Bathrooms: 2

Type: House



Sue Ross
0267791276



Alice Stanley
0498606104

\$450,000

Welcome to a unique investment opportunity where business meets comfort. This property presents a thriving butcher shop seamlessly integrated with a cozy residential space behind, offering double income potential and a comfortable lifestyle blend. Property Features: Retail Rental: Take advantage of investment potential with an established butcher shop leasing the front of the property. This butcher shop attributes a loyal customer base and steady income stream. Equipped with all necessary facilities and a reputation for quality, this business is poised for continued success with a lease in place until 2026. Residential Rental: Nestled at the back of the butcher shop is a comfortable residence providing convenience and privacy. Featuring a three-bedroom, one bathroom home with large living space and an older style country kitchen. The property features a freshly painted exterior, a large backyard space, new north facing fence and an excellent rental return with lease in place until 2025. Prime Location: Situated in a high-traffic area with excellent visibility, the property enjoys optimal exposure for both the butcher shop and residential unit. Accessible to all the local highlights, and placed in the heart of Guyra's Bradley St, this property caters to both business clientele and residents. Income Potential: With dual income streams from the butcher shop and residential unit, this property presents a lucrative investment opportunity. Maximize returns with the stability of a successful business and the added value of residential rental income. Don't miss out on this exceptional investment opportunity that combines business success with residential comfort. Contact us today for more information, to schedule a viewing and explore the potential of this unique property.