18 Main Avenue, Yanco, NSW 2703
Sold House

Thursday, 8 February 2024

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Bedrooms: 4 **Bathrooms: 1** **Parkings: 6** **Area: 1012 m2** **Type: House**

Andrew Pellow
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Sophie Litchfield
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Contact agent

The Yanco shop has been serving the Riverina locals and travelers for over 15 years, the business itself is sustainable and simple to run. The features of the business are vast and to be sold on a walk-in walk-out basis including, Business, Stock, and Equipment, the business includes the Australia post and NSW Lotteries as well as general goods, newspapers, magazines, stationary, toys for kids, confectionaries, food and beverages for take out, or to eat in store on the in-store seating or the outside seating.There is plenty of storage out the back of the store in the shed which would be perfect for excess stock or anything that could be required to be kept off the storefront.This business truly is the perfect opportunity for anyone looking to take over an already existing business and large client basis as this truly is an all-inclusive package!The adjoining residence offers a three bedroom home with an additional office space. With a spacious kitchen living and dining area with a fireplace. The home comes with one well-sized bathroom. Externally there is a rustic undercover dining area with a spacious backyard. The backyard also contains a small shed for storage and a large storage container which is being used as a home gym. Also has rear access via the large roller gate at the back of the property.Other features and additions include - Large ice cream freezer - Large coffee machine - Coolroom- Spacious drink fridges - 2 smaller on-counter fridges - 2 bain-Marie one front counter and one in kitchen - 3 fridges in the kitchen - Plate cooktop and oven - Gas hot water - 16kw solar system - 2006 Toyota Yaris - Large storage shedFor inspections or inquiries please do not hesitate to contact Sophie Litchfield on 0487 694 450 or Andrew Pellow on 0488 226 135.