

# 4 River Street, Yamba, NSW 2464



## Sold House

Thursday, 21 March 2024

4 River Street, Yamba, NSW 2464

**Bedrooms: 5**

**Bathrooms: 1**

**Area: 319 m2**

**Type: House**



David Lovell  
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Richard Hunt  
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## Contact agent

Positioned at the strategic corner of River and Coldstream Streets, this commercial gem marks the entrance into Yamba's CBD. Spanning a total area of 319m<sup>2</sup> with a building footprint of approximately 165m<sup>2</sup>, this property stands as a beacon of potential for savvy investors. Currently occupied by a professional practice, the site boasts a tenant who is in the process of exercising a 3-year lease option, providing income security and peace of mind for the new owner. The E1 "Local Centre" zoning enriches this offering with versatile future development prospects. Imagine leveraging the generous 12-meter building height limit and shop top housing allowances to transform this spot into Yamba's next landmark. Whether you're envisioning a bold commercial venture or a mixed-use development that capitalizes on the site's prime location and zoning flexibilities, this property offers the foundation for your ambition. Its position ensures high visibility - a lucrative advantage for any business or development. We invite you to explore this exceptional investment opportunity firsthand. Contact our sales team today to arrange a viewing and discuss how this cornerstone property can become the cornerstone of your investment portfolio.