

5 - 9 King Street, Gooloogong, NSW 2805

Sold Other

Saturday, 16 December 2023

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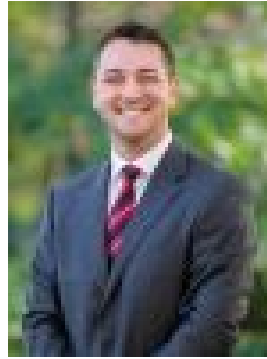
Bedrooms: 5

Bathrooms: 2

Type: Other



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Contact agent

A unique opportunity awaits either a savvy investor or a buyer chasing a lifestyle opportunity. This property offers multiple options boasting two shop fronts & two lots flat style accommodation which are both currently rented. You have the opportunity to lease the entire property in four separate lots or choose to take over & run the handy mart with the opportunity to occupy one of the two flats (subject to tenancy). The current vendor is prepared to assist with the handover of the shop for a short period of time in order to get you underway. The property is comprised of the following:

- 9 King Street, Gooloogong • Handy Mart Shop currently owned & operated by the property owner
- Three bedroom flat currently rented at \$125 per week
- 5 King Street, Gooloogong • Shop front currently leased to local hair salon at \$75 per week
- Two bedroom flat currently rented at \$125 per week

The key features to this property include:

- Split over three titles - Lots 1 & 2 in DP 516940 & Lot 1 in DP 385398
- Two commercial shop fronts & two residential flats
- Vast list of inclusions to operate the Handy Mart (WIWO)
- Opportunity to expand & revamp the petrol supply
- Only convenience, supermarket & petrol in the village
- Close proximity to the Lachlan Valley Way
- Off street car parking with the ability to expand
- Diesel petrol tank & pump with past council approval
- Reinstall ULP

Fixed term has expired on all leases allowing increases to market rent. There are numerous ways in which a potential buyer can utilise this property. Contact Adam Gambrell today for more information or to arrange your inspection. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.