

68 High Street, Bowraville, NSW 2449



Sold Block Of Units

Friday, 8 September 2023

68 High Street, Bowraville, NSW 2449

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: Block Of Units



Craig Bellamy

Contact agent

This high yielding, affordably priced, fully leased prime retail/residential investment occupies a central position in Bowraville town centre. Comprising a ground floor shop plus two residential units, the investment offers an excellent mix of retail and residential growth opportunities. The building accommodates an approximate gross floor area of 260m². The property has a total site area of some 430m². The shop is professionally fitted out for the preparation and sale of food and has been Bowraville's take away food premises for many years. The two and three bedroom units have been totally renovated with new bathrooms, new carpet, paint and backyard fencing. The shop is currently leased at a gross annual rental of approx \$17,160 (\$330 per week). The two bedroom unit is known as unit 68A and is leased for \$280 per week. Unit 68B accommodates three bedrooms and is leased at \$300 per week. The gross annual rental from the units is approx \$30,160. The combined GAR is \$47,320 excluding GST. The asking price of \$575,000 shows an estimated gross return of 8.2%. The prime investment enjoys the following features:- Prime retail position in the center of town.- Well maintained building, With rear lane access.- Mixed use investment with three income streams.- Good quality tenants - Extra land at the rear for future development (STCA)- High investment return Call Craig on 0412 080 287 or Narelle on 0435 054 625 to organise an inspection. NOTE: We are a local Nambucca Valley Real Estate agency that has its Head Office in Tweed Heads. We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf of our behalf, whether orally or in writing.