

84-86 Vale Street, Cooma, NSW 2630



Sold House

Tuesday, 19 March 2024

84-86 Vale Street, Cooma, NSW 2630

Bedrooms: 2

Bathrooms: 1

Area: 9 m2

Type: House



Shannon Fergusson
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Contact agent

Well positioned in Cooma's busy CBD, this one-of-a-kind mixed residential and commercial opportunity provides a versatile income for the straight investor, or an opportunity for a business owner to generate a passive income while occupying one space. Beautifully presented, the early 1900's buildings give a beautiful first impression, and upon entry to the private courtyard you will see how this is a one of a kind in Cooma. The vibrant and shady courtyard currently services the outdoor seating for the popular Courtyard Cafe. Other tenancies include a solicitor's offices and upstairs is the most stylishly presented and renovated 1- or 2-bedroom unit with corporate tenant. This complex offers good versatility of income for the investor, and attractive returns at our advertised guide of 6.25% net. - Well located in Vale Street, with beautiful street appeal- An attractive location for tenants- Excellent variety of income from diverse tenancies- 2 x long term Commercial leases with leases in place plus long residential lease. - Income generated per annum is \$61,464 gross, while net income = \$53,064 after fixed costs are accounted for- ROI based on agents advertised guide @ \$850,000 shows 6.25% net