

135 Sale Street, Orange, NSW, 2800

Professionals

House For Sale

Friday, 9 August 2024

135 Sale Street, Orange, NSW, 2800

Bedrooms: 5

Bathrooms: 1

Parkings: 7

Type: House

Prime Investment Opportunity with Excellent Corporate Tenant and solid Rental Returns

This property, situated in a prime location with excellent street visibility and just half a block from the new DPI building, is an exceptional investment opportunity with a reliable corporate tenant in place.

- **Reliable tenant:** The tenant has been long-term and at this stage intends to continue the lease indefinitely. The current lease expires on 29/11/25, with an option for an additional 12 months.
- **Attractive Rental Return:** The property offers a rental return of approximately \$51,785.83 per annum plus GST, increasing to \$53,340 per annum plus GST from 30/11/24.
- **Well-Equipped Facility:** The property features 5 consulting rooms, a reception area, a conference room, a kitchen, disabled toilets, a storeroom, and 7 car parks.
- **Charming Original Features:** Retaining many original features such as lead light windows, the property also includes ducted reverse cycle air conditioning.
- **Flexible Future Use:** At the end of the lease period, the property can easily be converted back into a home if desired by the new owner.

Don't miss out on this prime investment with a secure and profitable future.