

**145 Bradley Street, Guyra, NSW, 2365**

**House For Sale**

Wednesday, 2 October 2024

145 Bradley Street, Guyra, NSW, 2365

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Ben Saxby  
0413279884



Harry Williams  
0481793488

## Your Next Business Venture

Located on the main street of Guyra, 145 Bradley Street presents an exceptional opportunity to own a thriving local business. Currently set up as a butcher shop, this property comes fully equipped with all necessary tools to continue operations. Alternatively, the equipment can be removed for buyers looking to establish a different venture, offering versatility to suit your needs.

The property boasts a 10kW solar system, helping reduce operational costs, and includes a large cool room perfect for temperature-sensitive storage. At the rear, you'll find an oversized workshop area, ideal for processing or storage, as well as outdoor storage space equipped with a freezer.

Additional features include:

Toilet and vanity for convenience

Separate storage shed for extra utility

Easy access for customers with parking available right at the front door

This prime location, with a functional layout and ample amenities, is perfect for someone ready to take advantage of the thriving Guyra community. Whether you continue the butcher shop or bring your own unique business vision to life, this property offers endless potential.

\*We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*