

# 2 North Terrace, Boulder, WA 6432

## House For Sale

Thursday, 4 July 2024

2 North Terrace, Boulder, WA 6432

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 1037 m2

Type: House



Robert Gilmore  
0890210339

**\$250,000**

Unlock the potential of this 1037m<sup>2</sup> corner block, formerly a successful deli. This property offers a full commercial kitchen with a grease trap installed and functioning cool rooms, making it an ideal investment opportunity. Zoned R30, it presents flexibility for commercial use or conversion into a residential home, although a bathroom will need to be installed. The existing building provides a solid foundation for various ventures. Motivated sellers are ready to negotiate as they are eager to move onto the next chapter of their lives, making this a prime opportunity for buyers or investors looking to capitalize on its lucrative potential. Don't miss out on this versatile and promising property! Rates - \$2,949.65 Water - \$280.00 App. Contact Robert Gilmore on 0419 864 695 for more information. \*\*Note, there are no bedrooms and no bathrooms in this property\*\*