



## MAIN ROAD FREEHOLD

Offices • Medical/Consulting

16 Commerce Street, Taree, NSW 2430

**Floor Area:** 247 m<sup>2</sup>

**Land Area:** 1814.00 m<sup>2</sup> (approx)

**For Sale**

**\$995,000 + GST**

**For Sale**

### Property Description

First National Commercial Shultz Taree are pleased to offer 16 Commerce Street, Taree For Sale

Property features include:

\* Solid brick building of 247 sqm approx.

\* Total Land area of 1814 sqm approx.

\* Offering a flexible commercial premises plus future development upside.

\* Land is zoned R1 residential with existing use rights in place for a Veterinary clinic.

\* A large undeveloped parcel of land is located at the rear of the building providing an opportunity to consider residential or possible medical expansion (STCA)

\* Great onsite parking

\* Excellent main road exposure

\* Rear 2 bedroom unit included with a current lease in place at \$250pw

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### Additional Details

**Tenure Type**

Vacant Possession

**Municipality**

Mid-Coast



**Dan Shultz**

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**First National Real Estate Shultz - Taree**

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