



3 Tilba St, Narooma



Commercial – Future Mixed Use - Investment Opportunity

In a prominent central location, this excellent premises features a large reception area, four designated office spaces which is perfect for numerous types of businesses. The property also features a kitchenette, two toilets of which one is set up for wheelchair access. There is also a separate building with laundry and storeroom a large lock up single garage.

The premises is set up and 'ready to go' for a new business or there is opportunity to extend or put a second storey above for a residence (subject to council approval). Zoned B2 Local Centre (shop top housing allowed).

Ocean views from the back of the building and from two of the offices. Move your own business/practice in or rent out with a good return as an investment opportunity. Note: The property is currently tenanted on a month to month periodically lease, with the tenants no longer wanting to extend their lease once the premises is sold. For further information, please contact Dee Cramb 0421 748 610.

Features:

- Land size 620m2
- Main building Floor area 91.71m2.
- Garage 24m2.
- Laundry and storage room area 15m2.
- Ocean views

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



Price	Contact Agent
Property Type	commercial
Property ID	442
Land Area	620 m2
Office Area	91 m2

Agent Details

Dee Cramb - 0421 748 610

Office Details

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