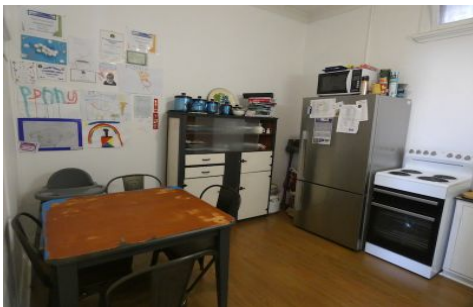


# Flemings



## 97-107 Pudman Street Boorowa NSW

2 2

Constructed on the property is a prominent Pudman Street commercial building with EXCELLENT returns. Being offered for the first time in 30+ years.

**View :** <https://www.flemingspropertyservices.com/sale/nsw/riverina/boorowa/residential/semi-detached/6595859>

This appealing and well located building consists of the following:

- 6 commercial shops: varying in size all with Pudman Street frontage
- 1 x 1 bedroom flat neat & comfortable
- 1 x 2 bedroom flat neat & comfortable
- Studio/shop
- Large workshop/storage shed (10 x 11m) with 3 phase power available
- Current tenants include: coffee shop, clothing store, project office, hairdresser & barber
- Currently returning 8.8% on asking price
- This property is very well maintained and offers the



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