




# Flemings



**251 Parker Street Cootamundra NSW**

4  2  4 

**PRICE REDUCED !!! MOTIVATED VENDOR !!**

This retail shop is in a high traffic area surrounded by other vibrant retail shops including a sign shop, local newspaper, ANZ bank and food outlets.

Bottom office space leased long term to successful real estate office, the retail tenant pays half of land and water rates as part of the lease agreement, two by two bedroom units above office space also leased to residential tenants.

This investment property offers an amazing return of approximately 7.4 % net.

Cootamundra is situated 4 hours from Sydney, 2 hours from Canberra in the Riverina district.

Excellent and affordable price for an investment property - be quick this opportunity will not last.

There is potential for a greater return if the upstairs units were renovated.

Please contact the agent to discuss rental figures and

**View :** <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/block-of-units/6595932>



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<https://www.flemingspropertyservices.com>