

# Flemings



**99 -101 Wallendoon Street Cootamundra NSW**

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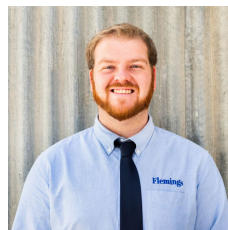
Flemings Cootamundra are pleased to present 99 -101 Wallendoon Street, Cootamundra to the market for sale.

This stunning commercial property with a one-bedroom residence at the rear is perfect for a live/work setup! Located in a prime location, this property boasts a large cafe space with formal dining area adjacent, making it ideal for a range of businesses.

Features Include:

- Prime Location
- Main bathroom with two additional & separate toilets
- Split-system and evaporative cooling
- Commercial Kitchen
- Rear-lane parking
- Currently leased with a yearly return of \$26,401.49 + plus 100% of water/sewerage rates

**Price** : \$ 240,000  
**Building Size** : 287 sqm  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/semi-detached/7472291>

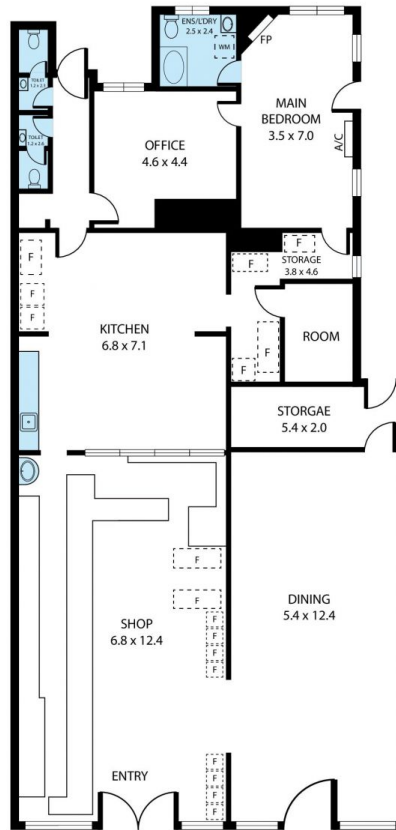


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99 Wallendoon Street, Cootamundra 2590

TOTAL APPROX. FLOOR AREA 287 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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