

130 - 132 Goldie St, Wynyard, TAS 7325

NEW PRICE - \$398,000

Office Suite



## PRIME BUSINESS PREMISES FOR SALE - EXCEPTIONAL INVESTMENT OP

Fantastic opportunity to purchase this business premises located ideally in Wynyard's busy town centre.

**Open for Inspection**

The current owners of this thriving and well established business are expanding into a much larger location. They will remain onsite for approximately 6 - 12 months while their new premises are being prepared. This provides the Purchaser with a ready made rental income from day one.

By Appointment.

This rare opportunity offers immediate returns, a smooth hand over and a prime location with proven success.

Savvy investors will see the unique floorplan with a double shop frontage - giving many options for extra income

- \* Built in 1961 and totally renovated
- \* Current rental appraisal \$500.00 per week plus outgoings
- \* New kitchen and bathroom
- \* Upgraded powerboard
- \* Reverse cycle air-conditioning
- \* Land size 400m<sup>2</sup> - Building size - 278 m<sup>2</sup>
- \* Fenced yard and a storage shed.

Contact Keryn today for further details.

\*\*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

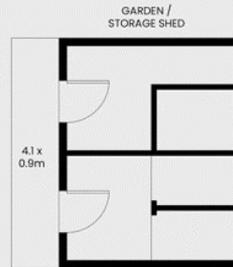
### Listed By

Keryn Newman



Floorplan

# 130-132 Goldie Street, Wynyard



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

