

20 River St, Maclean, NSW 2463

\$60,000.00 /annum including GST

Office Suite



Rare Commercial Opportunity in Maclean CBD

Situated prominently on the bustling main street of Maclean, Ray White is proud to offer this rare and valuable commercial leasing opportunity, within this tightly held main-street location.

Open for Inspection

By Appointment.

Set on a 341m2 corner block with an E1 Local Centre zoning, stands out with its substantial street frontage, having direct frontage to three streets that promises optimum visibility and widespread signage exposure for any business. Formally known as the local Commonwealth Bank Branch, this building offers an abundance of space set across two levels that will provide immense potential for successful future commerce.

Beyond the sheer size and exposure, the property is also equipped with practical back-of-house facilities including office spaces, a kitchenette, multiple storage and filing rooms, multiple bathrooms, and a safe, all on offer for immediate use.

Accessibility is another highlight, with front and rear access as well as disabled access from the primary street front.

Maclean's reputation for its links to Yamba is likened to that of Bangalow to Byron Bay. A brief visit to the township's CBD will impress, with a range of thriving retail shops and cafes.

Some of the notable features of this freehold premises are as follows:

- 341.9m2 commercial site within the Maclean CBD
- Frontage to three streets including Maclean's main "River Street"
- Approximately 431m2 of floor space across two levels
- Existing facilities include office space, bathrooms, kitchenette, storage & filing rooms
- Front access including disabled/wheelchair ramp at main entry
- Public parking available on street front
- Approximately 15 minutes from the coastal town of Yamba
- Approximately 30 minutes from the regional centre of Grafton

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable, however we cannot guarantee its accuracy. It is respectfully

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