

**209 Peel St, Tamworth, NSW 2340**

**\$2,490,000 Plus GST**

Commercial Land



## PREMIUM CBD DEVELOPMENT SITE

Burke & Smyth Commercial are proud to offer this unique CBD development site. The site occupies a prominent 2,023m<sup>2</sup> CBD position with ultra rare dual street frontages of Peel Street and Kable Avenue both with 20mtre frontages with massive development potential with a 2:1 FSR (the building is not heritage listed and can be demolished subject to TRC DA). 209 Peel Street was previously known as The Albert Hotel. The current building consists of open ground floor area whilst the first floor comprises 8 accommodation rooms with breakout areas and kitchen.

### Open for Inspection

By Appointment.

Site Area 2,023m<sup>2</sup>

Zoned E2 Commercial Centre

Floor Space Ratio of 2:1

Ultra rare 20metre Dual Street Frontage

### Listed By

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