Ray White Yamba
84 Yamba Road,
Yamba NSW 2464

22 Coldstream St, Yamba, NSW 2464

Sold - $1,720,000

Medical/Consulting















SOLD AT AUCTION BY DANIEL KELLY

Opportunities like this in Yamba's tightly held commercial property market are few and far between. Positioned on one of the town's most high-profile strips, 22 Coldstream Street, Yamba presents an exceptional chance to secure a prime dual tenancy freehold right in the heart of the bustling commercial precinct.

Open for Inspection

By Appointment.

Set on a generous 741.1m² site with dual street frontage, this single-level property boasts maximum exposure and constant foot traffic - a magnet for business visibility. The 404.7m² building is cleverly configured into two separate commercial spaces on one title, making it an ideal prospect for investors and owner-occupiers alike.

One tenancy is already securely leased until September 2028, generating a net annual income of over $45,000. This space includes five individual offices, as well as kitchen and bathroom facilities, providing a turnkey solution for ongoing rental return. The second tenancy is vacant, offering a rare blank canvas with existing bathroom amenities - perfectly primed for a new business or creative conversion.

Adding further value is the on-site parking at the rear, easily accessed thanks to the dual frontage, ensuring both customer convenience and operational flexibility. Zoned E1 Local Centre and free of easements, the property also carries a 12 meter height limit, presenting outstanding potential for future development or expansion.

With Yamba's commercial properties so tightly held and demand consistently outpacing supply, this is a standout offering. Whether you're an investor seeking solid returns with future upside, or a business owner looking to cement your presence in one of the Northern Rivers' most desirable coastal towns - this is your moment.

To be sold via auction, this opportunity is not to be missed. Astute buyers should act swiftly - this property will be sold.

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.