

**28 Coldstream St, Yamba, NSW 2464**

**Sold - \$1,850,000**

Medical/Consulting



**SOLD AT AUCTION BY DANIEL KELLY**

Opportunities like this are few and far between. Positioned in the very heart of Yamba's thriving town centre, 28 Coldstream Street presents as a rare and highly sought-after single level commercial freehold with dual street frontage and boundless upside for the savvy investor or owner-occupier.

**Open for Inspection**

By Appointment.

Occupying a generous 672.8m<sup>2</sup> site with E1 Local Centre zoning, this versatile property boasts a high-exposure primary frontage to Coldstream Street - maximising foot traffic and retail visibility - paired with practical rear lane access via Convent Lane, offering easy off-street parking and seamless access for deliveries or staff.

The existing 200m<sup>2</sup> building is securely leased to a reputable medical tenancy, providing reliable holding income from day one. Beyond this, the property features two substantial powered sheds at the rear, separate from the current lease - offering further income potential through separate leasing or the flexibility for private use.

Whether you're looking for a secure income stream today or a strategic landholding for future development in one of the Northern Rivers' most popular coastal towns, this is an opportunity not to be missed.

To be auctioned on 9 October 2025, astute buyers are urged to register their interest early to avoid disappointment - rare offerings like this don't last.

**Listed By**

Daniel Kelly  
Phone: (02) 6645 8000  
Mobile: 0408 669 646

