Ray White Yamba
84 Yamba Road,
Yamba NSW 2464

42 River St, Maclean, NSW 2463

$750 PER WEEK + OUTGOINGS!

Office Suite















Prime Commercial Opportunity in the Heart of Maclean CBD

Ray White proudly presents 42 River Street Maclean - a rare leasing opportunity in a prominent location where your business can reap the benefits of continuous foot traffic and drive by exposure, within an established regional precinct.

Open for Inspection

By Appointment.

This centrally located and highly visible commercial premises is one of the most versatile locations in the Maclean CBD. Here you have a corner block with useable front grassed area, a wide building frontage for plenty of signage, private staff carpark, nearby public parking, and a building with multiple, interconnecting work spaces of varied sizes and features.

Property Features:

• Excellent main street exposure
• Flexible floorplan suitable for medical, retail, office or other professional services
• Multiple spaces with a front reception and waiting area
• Air-conditioned zones throughout
• Surrounded by established businesses and government services
• Suitable for a variety of business uses (*subject to council approval where required)
• Fenced corner allotment with level grassed area which could be well-utilized
• High exposure location with consistent passing traffic
• Convenient access for customers and staff with plenty of street parking nearby
• Air-conditioned and near-new vinyl flooring throughout
• Private staff carpark, suitable for a number of cars
• Toilet, bathroom and kitchen facilities
• Previously leased to Maclean Medical and formally Maclean Veterinary Surgery for over 30 years

Leasing Particulars:
* Price is negotiable with flexible lease terms
* Outgoings include Water, Council rates and Building insurance.
* Zoned E1 - Local Centre under the CV LEP 2011

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

Listing Number: 3535898

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.