

44 Deniliquin St, Tocumwal, NSW 2714

Sold - 7/03/2025

House 2 2 2



## The Ideal Location With The Ideal Investment - Cafe / House

This local commercial building is well known and is home to one of the best cafes along the Murray River!

The perfect position, along the main street of Tocumwal, lots of surrounding amenities and within close proximity of schools, public transport, local businesses and central living, the store's location captures a wide range of clientele.

Occupied by a long standing well known cafe retailer, this commercial freehold offers an excellent gross rental yield. The building offers an extensively updated shop front, commercial kitchen, 2 bedroom's, laundry/bath & large living area. Rear access to the rear yard, car accommodation + additional storage.

The shop has updated shop layout, great heating and air conditioning units, and the ample storage and space in the back yard and sheds.

The current business entrepreneurs have been there successfully and have a long standing clientele from the surrounding community, tourism, and sporting clubs. There is ample parking and seating for any business in this location.

Currently returning around \$25,000 through the Airbnb & \$16,000 plus outgoings through the Cafe which sets an amazing benchmark for investment.

**Open for Inspection**

By Appointment.

### Listed By

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