

47 John St, Coonabarabran, NSW 2357

\$380,000

Other 3 1 1



## Solid Investment Opportunity - BUILDING ONLY - Retail with

\*\*\* Please note the building only is for sale !

Positioned in the heart of a thriving tourist town, this high-exposure commercial property presents a rare opportunity to secure a freehold asset in a prime Main Street location.

Currently leased to a popular fast food chicken outlet with an extensive menu of sides, the business draws consistent foot traffic and local loyalty, adding strength and stability to your investment. The property operates under a 3x3x3 lease returning \$500 per week, offering a solid yield from a long-standing tenant.

\*\*At the rear, the property features 3-bedrooms with private access via Cassilis Street, a carport, and potential with some walls and other requirements from council to separate this from the shop for dual occupancy or additional rental income.

Council Rates \$3388.68pa Lot 1 DP 420927

Contact Jane McWhirter 0428422255 - [jmcwhirter@dcco.com.au](mailto:jmcwhirter@dcco.com.au)

Open for Inspection

By Appointment.

## Listed By

Jane McWhirter

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