

47-49 Sydney St, Tarcutta, NSW 2652

\$280,000

Retail Shop



Investment Opportunity

Currently leased to long term tenants Nutrien Ag Solutions. The property consists of an open retail space with a separate office, workshop and kitchenette. Large concrete yard space with colourbond fencing, open shed and loading zone. Climate controlled with a wood heater, evaporative air-conditioner and split system air-conditioner. Tenants are on a 3 year lease expiring in December 2028.

2nd shop front is a smaller area currently occupied by farmhouse industries.

Combined annual rent is \$21,000/annum, showing an annual return of 7.5%.

Tarcutta is conveniently located on the Hume Highway half way between Sydney & Melbourne.

40 minutes from Wagga Wagga and 1.5 hours to Albury.

Open for Inspection

By Appointment.

Listed By

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