Peter Fisher Real Estate
39 Sale Street,
Orange NSW 2800

6-8 Bank St, Molong, NSW 2866

$320,000 Plus GST

Office Suite















Prime Commercial Opportunity Awaits

Positioned in the heart of Molong's CBD, this exceptional commercial property presents an outstanding opportunity for savvy investors seeking to secure a foothold in a rapidly growing regional hub. Offering immense potential for growth and income, this versatile asset is perfectly suited to those looking to capitalise on multiple revenue streams while building long-term wealth.

Open for Inspection

By Appointment.

The property boasts an existing lease with Commonwealth Bank for the ATM at $9,000 +GST per annum, as well as having the premises leased for $18,200 per annum until 17th May 2028 with a 2 year option. Combined this is offering a very attractive current gross yield of 8.5% with the only outgoings being rates and building insurance.

Recently renovated and brimming with character, the property offers a flexible layout with multiple rooms and office spaces, ideal for a range of business uses. Reverse cycle split system ensure year-round comfort, while a private courtyard adds charm and functionality. A rear double carport enhances convenience, and an on-site ATM provides a stable, passive income source for years to come. The property has two power meters, once for each tenancy.

With high visibility, strong foot traffic, and close proximity to local shops, cafes, and essential services, this is a location that supports business success and tenant appeal. Set in a vibrant commercial precinct, it's a rare chance to secure a quality asset in one of the region's most promising town centres.

Listed By
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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.