

6-8 Bank St, Molong, NSW 2866

\$320,000 Plus GST

Office Suite



\*Artist Impression



## Prime Commercial Opportunity Awaits

Positioned in the heart of Molong's CBD, this exceptional commercial property presents an outstanding opportunity for both savvy investors and owner-occupiers 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.

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.

The property boasts an existing lease with Commonwealth Bank for the ATM, plus an opportunity to secure another tenant with an expected total yield over 8%, making this an exciting opportunity to invest in the town of Molong.

### Listed By

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