

94-100 Byron St, Inverell, NSW 2360

\$1,000,000

House 1 3



## Prime CBD Investment with Multiple Income Streams

Positioned in the heart of Inverell's CBD, 94m<sup>2</sup> 100 Byron Street presents a rare and versatile investment opportunity with strong income potential.

**Open for Inspection**

By Appointment.

This solid, well-maintained commercial building sits on an approximate 607m<sup>2</sup> allotment and offers around 520m<sup>2</sup> of lettable space. The property has been carefully looked after, providing investors with confidence and minimal immediate outlay.

The site features a secure, fully fenced yard with auto gate and ample off-street parking, along with the added benefit of undercover car accommodation for tenants and clients.

The building is configured into four lettable areas:

Downstairs:

- Three separate tenancies, each approximately 90m<sup>2</sup>
- Two spaces currently leased to reliable, long-term tenant
- Shared toilet facilities
- Convenient access to both the rear carpark and Byron Street frontage

Upstairs:

- Approx. 200m<sup>2</sup> of flexible office space
- Reverse cycle air conditioning throughout
- Private amenities
- Large open-plan kitchen/staff area
- Five individual offices plus a spacious training room

All tenancies are well equipped and highly adaptable, making them attractive to a range of commercial tenants and supporting strong leasing appeal.

### Listed By

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