

10 Treelands Dr, Yamba, NSW 2464

Sold - 24/09/2021

Retail Shop



Rare Commercial & Residential Opportunity

10 Treelands Drive Yamba offers the astute buyer the opportunity to immediately secure an income producing investment property that not only has a B2 Local centre zoning (commercial) but also has an R3 medium density residential zoning to a portion of land at the rear. Allowing for the potential to further develop the site in the future (subject to council approval)

Open for Inspection

By Appointment.

The improvements on the 1102m2 parcel of land currently consists of –

Ground floor commercial – approximately 175m2 with a lease in place until October 2021 with a 3-year option. (Long term tenant – Local Vet)

First floor – Large 3-bedroom residential unit – (Long term tenant on a continuing lease)

6 x 10m Shed – Separately let (long term tenant)

The property also Includes approximately 360m2 of vacant land zoned R3 medium density.

This high-profile site is centrally located within the Treelands drive commercial precinct and is directly opposite the entrance to Coles and the Yamba Fair shopping centre.

If you know Yamba, you will know the growth we are experiencing, dare I say it “and will continue to experience” due to the growing popularity of our beautiful beaches, surrounds and affordability. The highway upgrade north to Ballina and beyond has contributed greatly to buyer enquiry putting Yamba firmly at the top of the next “hot spot”!

With tenants in place and the property showing a respectable net return, combined with the future development potential of the land at the rear, this is shaping as being one of those opportunities that you don't want to miss!

Call Grant Gillies on 0405 388400 to discuss further

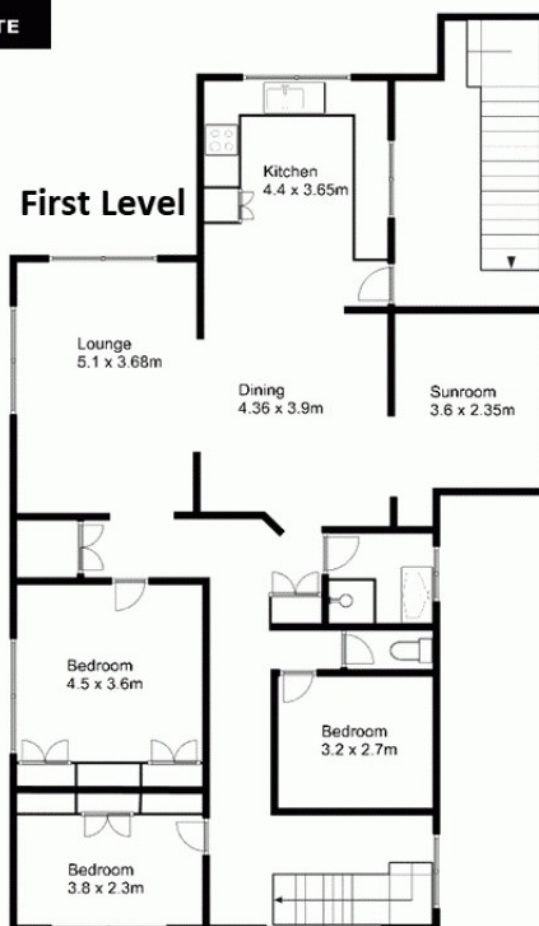
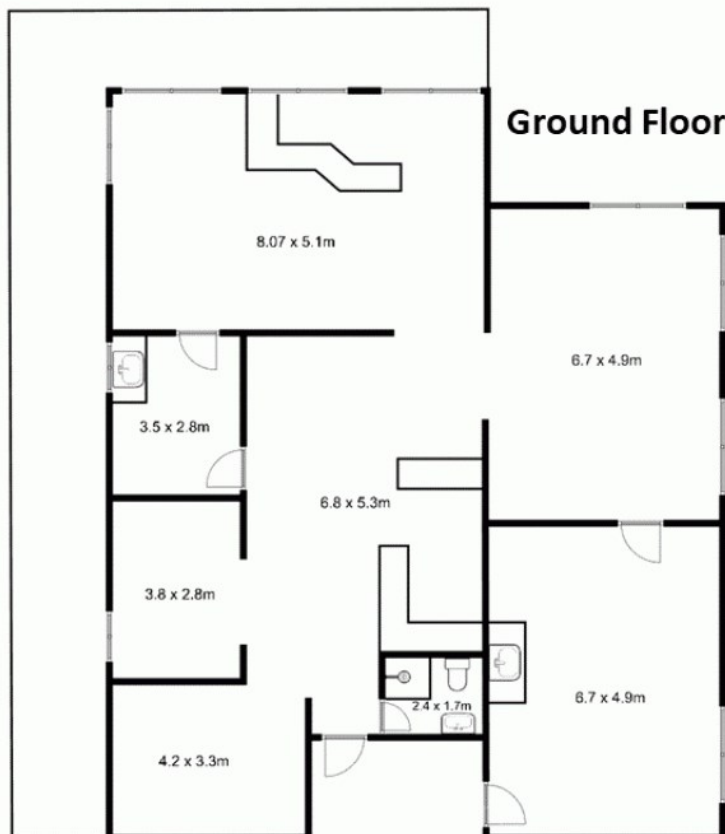
Listed By

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Floorplan

10 Treelands Drive, Yamba



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