

9 Coronation Ave, Pottsville, NSW 2489

Sold - \$2,350,000

Retail Shop



## Buy a Piece of Pottsville's Beating Heart

Located in the heart of Pottsville Village is the original Old Pottsville Store. Set on 980sqm of Commercially Zoned land this property is set to create enormous interest from investors and developers alike.

Almost twenty metres of frontage to Coronation Avenue – great for maximizing rent return.

The property is offered at a time when a buyer has plenty of options available to them.

- Buy and Hold – Keep the existing tenancies and extend their current leases
- Buy and partially Develop – Keep the existing tenancies and further develop the site around the existing structure
- Buy and Develop – Use the remaining time left of the existing leases to get approvals for the development of the whole site

The site currently accommodates two stable tenancies. Both tenancies would like to extend beyond their existing options.

Two street frontages gives a buyer even more scope to redevelop down the track.

As you can imagine, a site like this in the heart of Pottsville rarely becomes available. It has enormous potential either to develop now or into the future. Think of what this site will be worth or the rent that could be achieved down the track when further residential land is released in Pottsville in a few years' time.

All lease and rent return details are available on request.

**Open for Inspection**

By Appointment.

### Listed By

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