

241 Boorowa St, Young, NSW 2594

Sold - 18/02/2022

Retail Shop



## Premium Boorowa Street location

Highlights of the property outlined below:

- Fully leased gross income \$93,629.00 p.a.\*
- Prominently located and provides high exposure
- Landmark property, investment opportunity
- Site area of 1100 sqm\* rentable space 996sqm\*
- Customer parking, rear loading dock & parking
- Listing Contract zoning = B4 Mixed Uses
- Potential rental and development upgrade (S.T.C.A)
- Young is benefitting from current regional boom

### Open for Inspection

By Appointment.

LJHOOKER YOUNG is pleased to present for sale 241 Boorowa Street. Exciting offering for investors looking for a property in the heart of Young. Anchored by a major clothing retailer RIVERS, alongside long-term tenants Young Crisis Accommodation Centre and Argyle Housing rent totaling \$93,629.00 Very affordable rents (averaging \$94/sqm) providing potential rental reversion upside. The site is situated in central CBD at the corner of Boorowa & Clarke Streets with a total site area of 1100sqm\* offering future owners excellent rental income. Located 100m to Woolworth, Mitre10, Town Hall and 200m to BigW, IGA Supermarket, not much farther to Bunnings and Youngs Railway Station. Originally a Picture Theatre back in the day with upstairs space (upstairs not in use or accessible)

Interested parties are invited to submit (via email to [colin.durham@ljhooker.com.au](mailto:colin.durham@ljhooker.com.au)) their expressions of interest for the purchase of 241 Boorowa Street, YOUNG by 4pm, Thursday 29 July 2021.

All figures and sizes in text and photos are approximates.

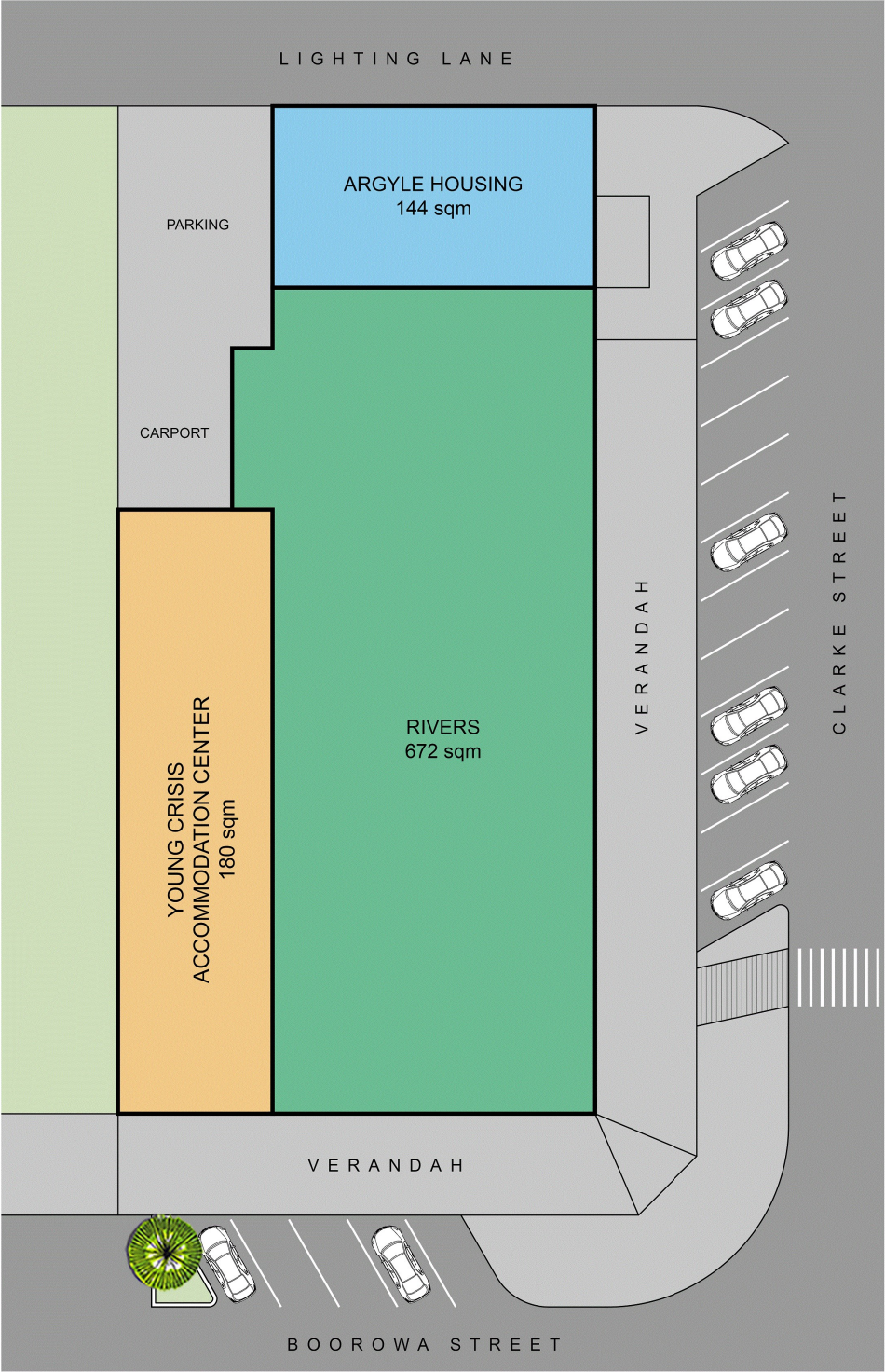
### Listed By

The Office

Phone: (02) 6382 2991



Floorplan



241 Boorowa Street YOUNG