

34-36 River St, Maclean, NSW 2463

\$3,100,000

Retail Shop

NEW PRICE FOR 2024 PRIME FREEHOLD LOCATION WITH RIVER FRONTA

Don't miss out! Located in the heart of Maclean with main street frontage we have a great investment opportunity with plenty of potential moving forward.

Open for Inspection

By Appointment.

Ray White Yamba/Maclean is pleased to present 34-36 River Street, Maclean for sale.

Located in the well-established Main street of Maclean, this facility consisting of retail & warehousing and bulk storage with rear access and amenities.

Additional highlights of the property are outlined below:

- Site area 2528.6m2
- Retail area 910m2
- Office area- 63m2
- Warehouse + Mezzanine area 632m2
- Total Building area: 1744.6m2
- Lease in place to September 2024 with a 3 x 3 Year options to 2033
- Current rental of \$181,846.92 plus GST per annum
- Zoned B2 -Business
- Flexible layout options
- Warehouse with Mezzanine floor
- Truck & container access
- Secure yard area
- Massive exposure & signage potential
- Extraordinary future development Upside.

For more information, please contact the exclusive selling agent .

Listed By  
Lee Johns

