

200 Anson St, Orange, NSW 2800

Sold - \$2,100,000

Medical/Consulting



## Prime Retail & Commercial Office Premises Located in the CBD

Ideal for the Owner/Occupier, the Investor, the Superfund or the Developer & Set On One Title, with the Potential for 5 Tenancies, this Holding Offers Various Options

**Open for Inspection**

By Appointment.

Located in a prime retail strip, with a wide street frontage to Anson Street & opposite Woolworths Supermarket, a prominent Orange City Council Carpark & adjoining national retailers & in close proximity to the City Centre Shopping Mall & the major Banks, with guaranteed high pedestrian & motor vehicle passing traffic, this holding has unlimited potential.

Offered with either, the existing Tenant, or vacant possession, it gives you the opportunity, to occupy all or part of the site yourself & also earn an additional income, depending on your requirements.

It comprises 2 or 3 Retail Sites located on ground level with Anson Street frontage, these sites comprise updated plate glass shop fronts & display areas & the addition of 2 separate Tenancies, 1 at the rear on ground level & 1 on the first floor, requiring renovation. Or, the building can be redeveloped, to suit one Occupant or a multitude of Occupants, with the first floor having the potential to be re-developed into Offices, or executive, inner City living, or short term Airbnb style accommodation, subject to a DA.

Located on the site is a substantial 1960's full brick commercial building, comprising, Common Area access walkways & open spaces, amenities & 6 off street car spaces, being a rarity for most CBD Commercial Buildings, all located in close proximity to Summer Street, the Mitchell Highway.

It offers the potential to earn the astute Investor, Developer or Owner/Occupier a significant Income & Return, on their Investment.

Land Area: 525 Square Metres approx.

Total Lettable Area: 485 Square Metres approx.

Zoned: B3 Commercial Core

For a copy of the Memorandum of the Potential Net Income - Please Contact Roger Eddy at Raine & Horne Orange on 02 6362 1366 or 0419 625 196

### Listed By

Roger Eddy

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