

**42 Bowral St, Bowral, NSW 2576**

**\$3,400,000**

Warehouse



## Expansive Commercial Property to Build Your Business or Port

An exceptional warehouse and office holding in Bowral, comprising 860m2 of land with a building area of 749m2. This property features ground floor reception, offices, and warehousing, along with an upstairs office boasting an outdoor balcony terrace overlooking the Bowral CBD.

**Open for Inspection**

By Appointment.

Strategically positioned within the CBD, this property offers convenience, being within walking distance to the main street and the station. The lease has been renewed with an option, and the tenant is responsible for paying outgoings as per the lease agreement.

This freehold property with a long-term tenant in place also benefits from rear lane access and onsite parking, enhancing its accessibility and functionality. There is also potential for redevelopment, making it an attractive investment opportunity in the heart of Bowral.

Interested parties are urged to schedule an inspection to fully appreciate the offerings of this property. Inspection is available by appointment only.

Also available is 40 Bowral Street, Bowral.

Zoned E1 Local Centre

[https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245#pt-cg1.Zone\\_E1](https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245#pt-cg1.Zone_E1)

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