

205 John St, Singleton, NSW 2330

\$1,200,000

Retail Shop



## Sound Commercial Building Investment

- 205 John Street, Singleton presents the opportunity to be a part of Singletons rich history
- Presenting a fantastic opportunity for an investor to acquire an idyllic entry level commercial property right in the heart of Singleton CBD
- Prominent mixed use asset commercial building in John Street
- A unique investment opportunity
- Lot size 1,343 sqm
- Featuring commercial, retail space, 2 bedroom unit & 1 bedroom studio apartment
- Above Its Endless Engraving commercial tenant, is a well presented residential two bedroom unit, access via stairs to the eastern elevation of the building
- Ideal investment opportunity with established commercial tenant
- The property has dual access from John Street & Macquarie Street

### Open for Inspection

By Appointment.

#### Commercial tenant

- Its Endless Engraving
- 445 sqm ground floor building with showroom, storage, work area and amenities. Plus 73 sqm storage shed at rear, carport and ample parking
- Lease details - current lease ends 31 August 2026, plus a 5 year option

#### Residential two bedroom unit (upstairs)

- Well presented, popular location

#### 1 bedroom fully furnished studio apartment

- Good location for workers, close to local eateries and hotels

NET INCOME \$85,800 P.A

For further information contact Allan Cruickshanks 0407 724 930.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

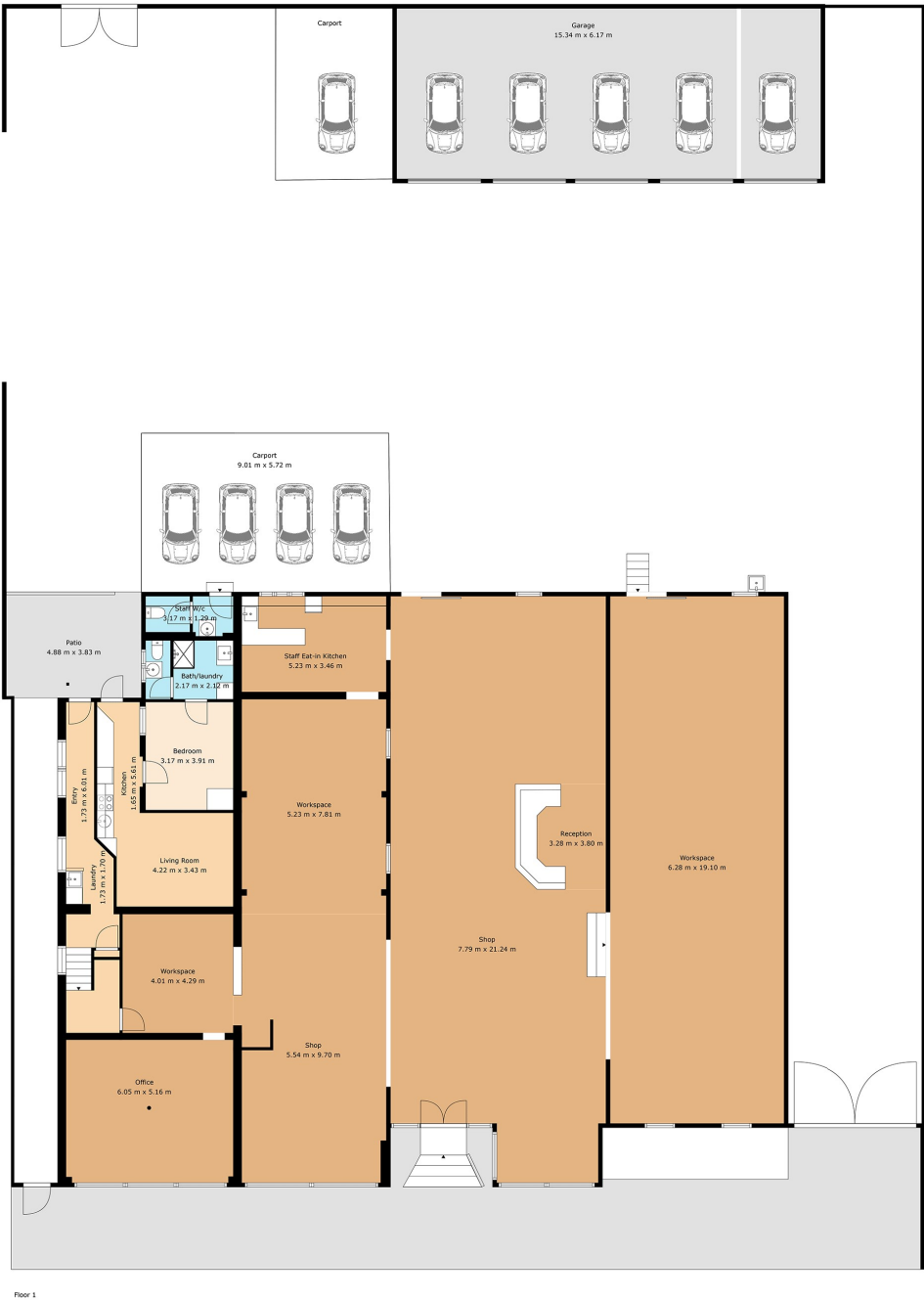
#### Listed By

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Floorplan

205 John Street, Singleton



Floor 1

Floor 2

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