

491 Peel St, Tamworth, NSW 2340

Sold - \$705,000

Office Suite



## EXTREMELY RARE CBD FREEHOLD OPPORTUNITY!

Burke & Smyth Commercial are pleased to offer this rare and affordable price point commercial property. Set in the extremely tightly held Tamworth CBD this 242m2 full brick and iron roof structure is set on a well positioned 322m2 of land. 491 Peel Street has a strong history of quality tenants and surrounded by long and established regional and national brands don't miss the opportunity to secure a quality investment.

### Open for Inspection

By Appointment.

- Land Size 322m2 & GLA of 242m2
- Well positioned with 11.5mtr Peel Street frontage
- Nett Passing Income of \$45,279 Plus GST Per annum
- Dual Income 2 tenant Investment (Please note Tenancy 1 has advised they are vacating on 8th March 2024)
- Reverse Cycle Air conditioning throughout
- Full amenities, kitchen & rear storage shed

### Listed By

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