



CBD Multi Tenanted Investment

Offices • Retail

152-154 Fitzmaurice Street, Wagga Wagga, NSW 2650

Floor Area: 600 m²

Land Area: 1248.00 m² (approx)

For Sale

Price on application

For Sale

Property Description

- Ideally positioned at the northern end of Wagga Wagga's CBD
- Professional Office Suites with secure tenants in place
- Two separate titles allowing flexibility for future development
- Improvements comprise two x 2 storey, solid brick buildings
- Buildings are in great condition with extensive renovations carried out
- Separated into eleven individual tenancies
- Featuring quality inclusions, air conditioning, kitchens and amenities
- External covered entertaining area provided for tenant utility
- Large concrete driveway and car parking areas
- New first floor balcony recently constructed
- Potential for first floor residential (previous use) subject to CA
- Enclosed two car garage & double carport
- Secure site with lock-up car parking areas
- Long history of high occupancy rates
- Potential Net Income approx. \$165,722

Additional Details

Tenure Type	Car Spaces
Vacant Possession	17
Return	Zoning
7.2% P.A.	B3 Commercial Core

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Raine & Horne - Wagga Wagga

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