



Vacant Possession Commercial Building

Retail • Offices • Medical/Consulting

(S), 54 Horton Street, Port Macquarie, NSW 2444

Floor Area: 186 m²

Land Area: 310.00 m² (approx)

Property Description

- * Busy main street location positioned close to Port Central - Port's Premier Shopping Centre.
- * Offered with vacant possession, ideal for owner occupiers to secure in their SMSF and lease back to their own business.
- * Freehold land area of 310 sqm approx, and constructed upon the land is a two level commercial building offering a total lettable area of 186 sqm approx, comprising ground floor retail/office area of 129 sqm approx, and additional 56.4 sqm level 1 office.
- * The property is air conditioned throughout and offers rear access plus two onsite car spaces.
- * Modern shopfront and extensive fit out comprising 3 offices/meeting rooms and built-in work station plus compiling table.
- * Prime location in AAA grade piece of CBD.
- * B3 Commercial Core.
- * Outgoings: Council Rates \$14,302 PA GST Exc (2020/2021 - Rateable Value \$505,000)
Building Insurance \$ 3,033 PA GST Inc (2020/2021)
Land Tax \$ Nil On a single holding basis
Total \$17,335 PA GST Inc approx
- * Massive signage opportunity on facade, parapet and under awning signage ...

For Sale

\$1.295 Million plus GST

For Sale

Additional Details

Tenure Type	Car Spaces
Vacant Possession	1
Zoning	Parking Comments
commercial core	onsite at rear

**Raine & Horne.
Commercial**

Luke Horton

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