



Entry Level Freehold Investment Prime CBD Location

Retail • Offices • Medical/Consulting

4 Templar Street, Forbes, NSW 2871

Floor Area: 250 m²

Land Area: 250.00 m² (approx)

For Sale

Contact Agent

For Sale

Property Description

- Affordable freehold investment
- Potential rental upside
- Circa 8% yield anticipated

UNDER CONTRACT

Leases to established tenants:

New 7 year to November 2025 plus options to established tenant, Central West Insurance Group

5 year lease to 2020 plus option to 2025 to government funded employment agency, Joblink Plus Limited

Two freehold buildings on one title, boasting dual street frontages and comprises two retail tenancies plus vacant first floor residential accommodation and significant storage

Ideal commercial position on Forbes main retail strip close to Target, Post Office, Woolworths supermarket and major banks

Forbes: agricultural / wheat district of Central West NSW, 375 km west of Sydney & trade catchment circa 9,200

Net Income: \$38,613 pa (excl. GST)

Additional Details

Building

Whole

Tenure Type

Tenanted
Investment



Kieran Bourke

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