



PRIME COMMERCIAL INVESTMENT IN BEAUTIFUL BELLINGEN - 400m²

Retail • Other • Showrooms/Bulky Goods

2-4 Lyon Street, Bellingen, NSW 2454

Floor Area: 400 m²

Land Area: 1119.00 m² (approx)

Property Description

The Bellingen Providore is one of the most popular businesses among locals and visitors to the Bellingen Valley, offering an extensive selection of groceries, a delicatessen, bottle shop and take away food. Occupying a high profile, easily accessible position, the Providore is an iconic Bellingen investment property.

Securely leased to 2036, including options, the investment offers an attractive net rental cashflow with annual 3% growth. The beautiful bustling village of Bellingen is located in the Coffs Harbour hinterland and the Bellingen River and majestic valley are one of the most highly valued scenic destinations along Waterfall Way.

With its fine selection of cafes, restaurants, high quality and alternate fashion and home wares, monthly artesian markets, fortnightly organic produce markets and frequent arts festivals, the Bellingen community is thriving.

The Bellingen Providore enjoys the following features:

- High profile position
- Long standing solid 'Essential Services' business
- Excellent lease covenant
- Very well balanced business...



Troy Mitchell

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LJ Hooker Commercial - Coffs Harbour

40 Harbour Drive, Coffs Harbour
NSW 2450



Sold

\$2,370,000

Sold: Mon 28-Mar-22

Additional Details

Building

Whole

Tenure Type

Tenanted
Investment