



## Bega, 158-162 Carp Street

### RARE OFFERING - SOLID, SOUND INVESTMENT

For Sale: Rixons Arcade- 158-162 Carp Street, Bega

This is a rare opportunity to invest in a prime commercial property located in the heart of Bega's main street. Rixons Arcade offers a solid, well-maintained brick building with excellent long-term tenants in place.

#### Property Features:

Land Size: 811 sqm

Building: Solid brick construction

Shops: 12 separate, fully leased retail spaces

Income: \$135,961 (excl gst per annum)

Annual Expenses:

Insurance: \$11,701

#### For Sale

\$1,650,000

#### Contact

**Paul Griffin**

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**LJ Hooker Bega**  
(02) 6492 4300

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Rates: \$9,410  
Expected Net Income: \$113,786 (excl gst per annum)

- Key Benefits:
- Main Street Frontage with dual access for easy customer flow
  - Long-Term Tenants providing stable rental income
  - Prime Location in Bega's bustling commercial district
  - Income Security with consistent returns from diverse tenants
  - Low Maintenance solid brick construction, offering durability and low upkeep costs

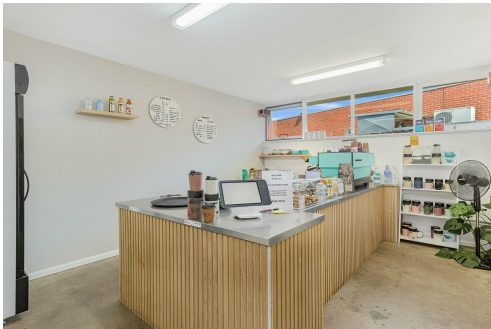
This well-positioned investment offers attractive returns and is an excellent addition to any real estate portfolio. Don't miss out on this outstanding opportunity to secure a reliable income stream in a thriving regional area.

## More About this Property

Property ID	NRSFGN
Property Type	Retail
Land Area	811 m2

**Paul Griffin 0400 024 300**  
Licensee & Principal | [pgriffin@ljhbega.com.au](mailto:pgriffin@ljhbega.com.au)

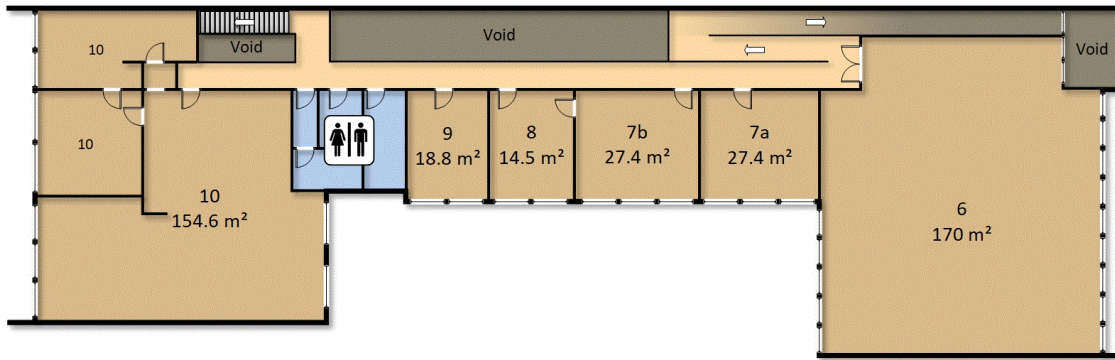
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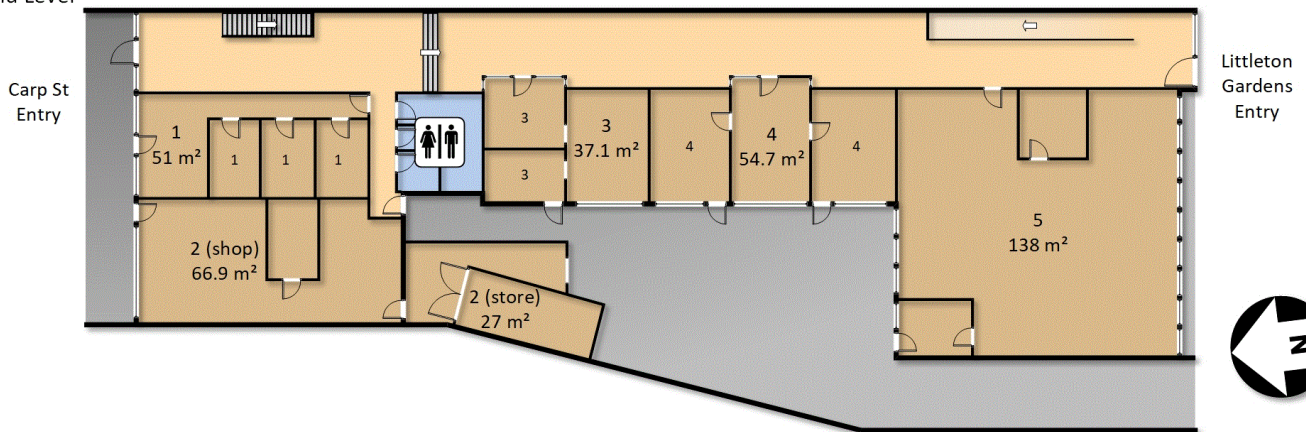
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# 158-162 Carp St, Bega



Upper Level

Ground Level



Measurements are approximate and should be used as a guide only.