



85 Clarkson Street, Nabiac

Affordable Commercial Investment in the Heart of Nabiac

An excellent opportunity to secure a commercial property comprising two established retail shops, currently occupied by a local butcher and baker—well-known businesses that have long supported the Nabiac community.

The property offers immediate income with solid fundamentals, while also presenting flexibility for future leasing outcomes. There is potential for future change within one tenancy, creating an opportunity for investors to reposition or re-lease part of the asset over time.

Set within Nabiac, a thriving boutique town, this investment combines current income with future potential.

Key Features:

- Two commercial shops — currently leased
- Established local bakery tenant and long-standing butcher premises
- Potential future leasing flexibility
- Consistent rental income with upside potential

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.

FOR SALE

Offers Invited

AGENTS

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AGENCY

LJ Hooker Taree
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- Original building with scope to modernise
- Opportunity to expand or reconfigure (STCA)
- High-exposure town centre location
- Affordable entry point into commercial property

Value-Add Potential:

The original structure provides scope for improvement, allowing investors to enhance value through refurbishment, reconfiguration or redevelopment (STCA). With the potential for future change to one tenancy, buyers have the added advantage of repositioning the space to maximise returns while continuing to benefit from existing income.

Ideal For

- First-time commercial investors
- Self-Managed Superannuation Funds (SMSFs)
- Investors seeking a easily managed, income-producing asset with future upside

This is a rare chance to invest in a tightly held regional market with strong local trade and long-term growth potential.

Enquire today to secure this affordable and versatile commercial investment.

MORE DETAILS

Property ID	1RW2F7G
Property Type	Retail
Land Area	1012 m2

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