



Tamworth, 226 Peel Street

Prime Dual-Income Opportunity in the Heart of Tamworth CBD

226 Peel Street positioned in a great position along Peel Street, this impressive 643m²; (approx.) is a rare and versatile investment opportunity with exceptional income potential. Perfectly positioned in the heart of Tamworth's CBD, this property offers three separate income streams: a retail shop at the front currently leased as a music store, a fully self-contained upstairs apartment, and a rear warehouse with an attached two-bedroom apartment and one bedroom loft — both music shop and front flat currently tenanted, with the back warehouse/ flat being used by the owner. Whether you're an investor seeking a secure return or someone in need of a multi-use space in a premium location, this property delivers. With excellent street frontage, high pedestrian visibility, convenient rear lane access, and nearby parking, this is a standout investment opportunity in one of Tamworth's most sought-after commercial precincts.

Current and potential incomes:



For Sale

Auction Price Guide \$1,050,000 - \$1,100,000

Building Area

750sqm

Contact

Samuel Spokes

0475 843 042

sam.spokes@ljhooker.com.au

Grace Hugo

grace.hugo@ljhooker.com.au

LJ Hooker Tamworth
(02) 6767 1710

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.

- Music Shop currently rent for \$32,240 inc GST pa
- Front flat currently rented for \$34,320 inc GST pa
- Warehouse / back flat rental appraisal \$25,000-\$30,000 plus GST pa

Combined rental potential of approx. \$95,000 pa

Online Timed Auction

Ending Thursday 5th of June 3pm

<https://buy.realtair.com/properties/167046>

More About this Property

| | |
|----------------------|--------|
| Property ID | ABNHTE |
| Property Type | Retail |
| Building Area | 750 m2 |
| Land Area | 643 m2 |

Samuel Spokes 0475 843 042

Licensee, Director - Sales Representative | sam.spokes@ljhooker.com.au

Grace Hugo

Sales Associate | grace.hugo@ljhooker.com.au

LJ Hooker Tamworth (02) 6767 1710

199 Peel Street, TAMWORTH NSW 2340

tamworth.ljhooker.com.au | tamworth@ljhooker.com.au



LJ Hooker Tamworth
(02) 6767 1710

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.