



Bellbird, 378 Wollombi Road

Iconic Commercial Property with Multiple Opportunities

Situated in a high-profile Wollombi Road location in the heart of Bellbird, this property is an exceptionally rare opportunity to be your own boss and expand your property portfolio at the same time. Offering a range of features that make it a strong investment opportunity and a seldom seen opportunity.

First time offered in over 40 year's 378 Wollombi rd Bellbird is home to the thriving mixed businesses: Williams Fruit and Produce + the local NSW lottery agent.

The property is positioned on the doorstep of two new housing estates consisting of over 3,000 new homes. Wollombi Road is the main arterial road that connects Cessnock to the townships of Ellalong, Millfield, Paxton and Wollombi, giving you a captive audience of over 6000 cars passing by each day*

The property has a total land area of 1619sqm and a total building floor space of 480sqm*.

For Sale
\$1,990,000

Building Area
480sqm

Contact
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This includes the front main building being 300sqm* and rear building being 180sqm*.

The front building comprises a shop front for the wholesale & retail fruit and vegetables business, NSW lottery agency and fast food. Additionally, the farm produce business, cold and dry storage are also located in the front building. The rear building currently vacant but could be used for additional storage or a supplementary income stream from another tenancy.

This property is zoned as E1 Local Centre under the Cessnock Local Environmental Plan 2011.

Has the benefit of two 40m street frontages and could be ripe for further redevelopment STCA.

The Building and the Business will be sold in one line, with all fixtures, fittings, and equipment + SAV**..

Property Quick Facts

- Total land area: 1619sqm - Gross building floor space: 480sqm*
- 2 street frontages - 20kW of roof top solar
- Business financials available to approved parties
- Council Rates approx \$3,608pa
- Water Rates approx \$1,356.30pa

*approx **sale could be subject to GST

More About this Property

Property ID	1HBNF5N
Property Type	Industrial/Warehouse
Building Area	480 m ²
Land Area	1619 m ²

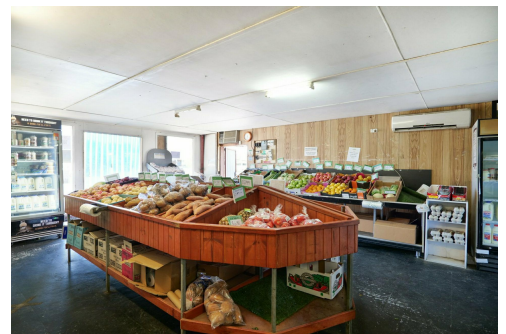
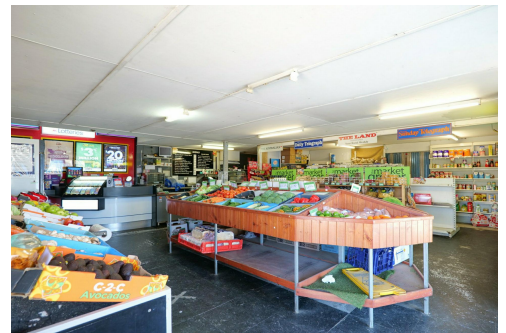
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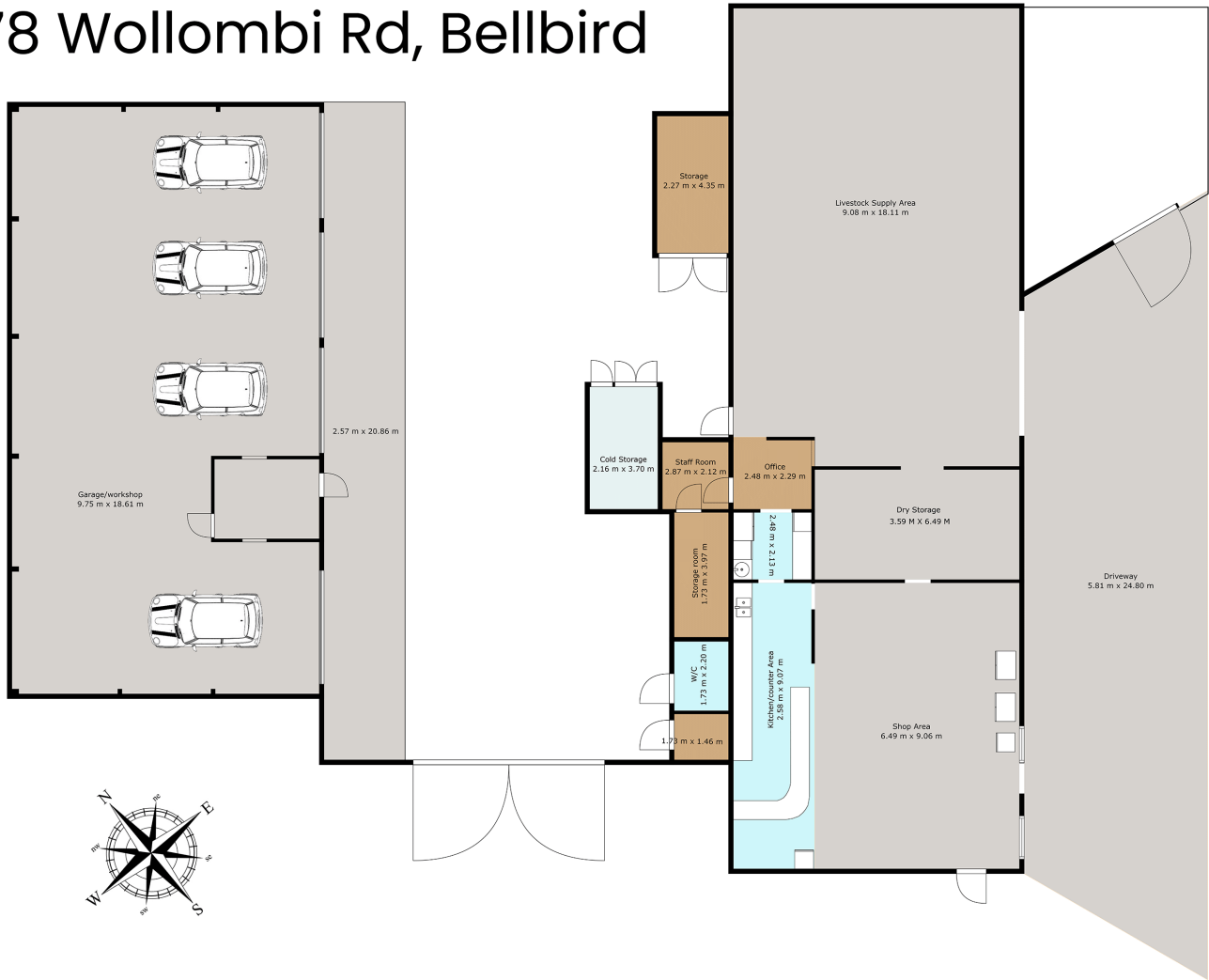
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