



## Alstonville, 71 Main Street

### Investment Opportunity - Prominent Commercial Location & Residence

An opportunity to purchase such a diverse investment is a rarity ... with income from commercial & residential and with future development potential (s.t.c.a). Located in the Alstonville CBD within easy walking access to Alstonville's shops, doctors, sporting fields & schools. Excellent exposure from passing traffic.

A bustling food & homewares commercial shop fronts onto Alstonville's Main St & has recently signed a new 5 x 5-year lease at \$23,400pa (ex GST) with yearly CPI rent reviews. The lease commenced on 23/11/23.

The attached residence has potentially 5-6 bedrooms, plus a sleepout, two bathrooms, an open plan kitchen, dining & family area plus there's a large backyard to utilise. A renovation of the residence would create an opportunity to increase the current weekly rent. There is potential to convert the residence to an office space or consultation rooms



**For Sale**  
\$1,200,000

**View**  
By Appointment

**Contact**  
**Richard Campbell**  
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**Tim Jeffery**  
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**LJ Hooker Alstonville**  
**(02) 6628 1163**

**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.

(s.t.c.a.). Currently, the 1-year lease commenced on 25/1/24 at \$27,530 pa. NB: New roof installed in 2021.

With BLEP 2012 - E1 Local Centre zoning there is potential for a boundary realignment of the existing two lots (Lots 6 & 7) to create separate shop top housing or a residential dwelling at the rear of the property. Alternatively, with land size of 1,013sqm also opportunity for expansion of the existing commercial space, via extending the building or by creating more customer/tenant car parking (s.t.c.a.). Consultant reports commissioned by the current owners for a potential DA are available to review on request for serious buyers and include planning, design, environmental, building and accessibility considerations. Pre DA meeting notes from Council are also available.

An investment opportunity to purchase in Alstonville's tightly held Main Street.

For all enquiries, please contact Exclusive Agents: Richard Campbell 0414 286138 or Tim Jeffery 0404 146371.

## More About this Property

<b>Property ID</b>	T2PF55
<b>Property Type</b>	House
<b>Land Area</b>	1013 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Toilets (4) Floorboards

### Richard Campbell 0414 286 138

Principal/Licensee | [rcampbell.alstonville@ljhooker.com.au](mailto:rcampbell.alstonville@ljhooker.com.au)

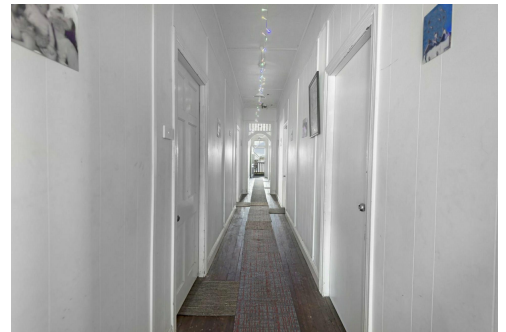
### Tim Jeffery 0404 146 371

Associate Property Consultant | [tjeffery.alstonville@ljhooker.com.au](mailto:tjeffery.alstonville@ljhooker.com.au)

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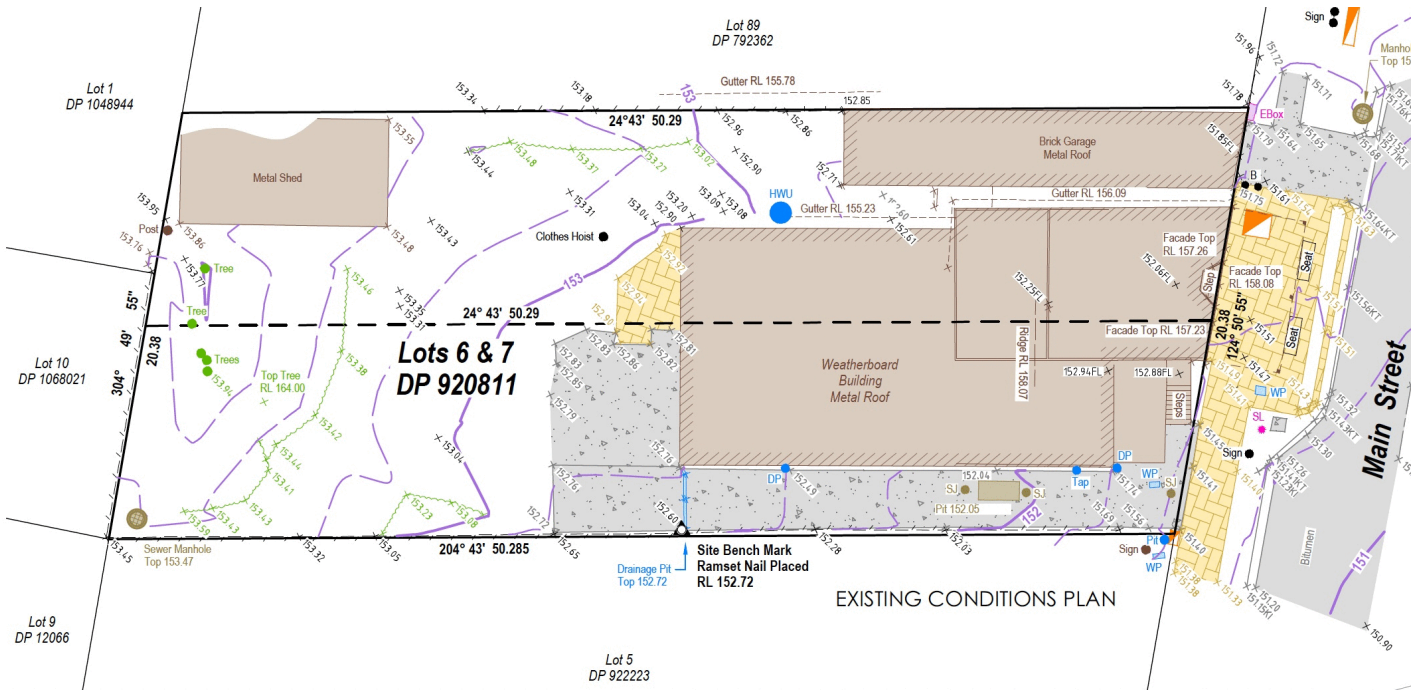
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EXISTING CONDITIONS PLAN