








200 Howick Street, Bathurst

# High-Exposure Commercial Opportunity in the Heart of Bathurst

Perfectly positioned on Howick Street in the heart of Bathurst, this property presents an exceptional commercial opportunity for investors or business operators. Featuring versatile spaces suitable for offices, retail, or service-based operations, the site offers excellent exposure and accessibility to passing traffic and the local community.

Subject to council approval (STCA), the property presents an exciting opportunity to be converted into a residential dwelling. With its versatile layout and central location, it offers strong potential for those looking to create a unique CBD home or live-in work space, that benefits from convenience and future growth.

With functional layout options, ample parking, and strong street frontage, this property is ideal for businesses seeking a high-profile location in a thriving position. Whether you/u8217?re looking to establish, expand, or invest, 200 Howick Street provides a rare chance to secure a spot in one of Bathurst/u8217?s most sought-after commercial spaces.

3 1 2

**FOR SALE**
$650,000 + GST

**VIEW**
By Appointment

**AGENTS**
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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.

LJ Hooker

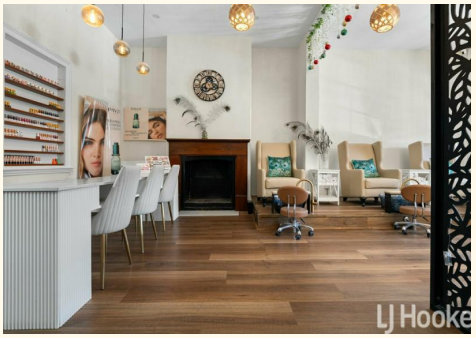
Property Features Include:

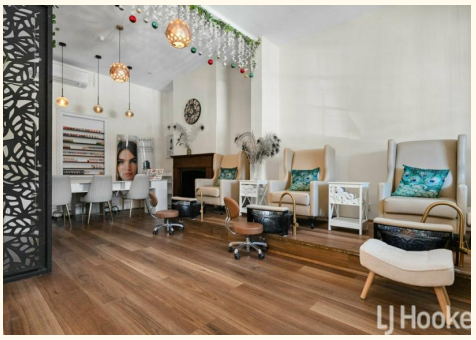
- Rental potential of $750 per week + GST
- Current tenant is vacating allowing for immediate access for an owner occupier
- Prominent street frontage with high visibility
- Flexible internal layout suitable for multiple commercial uses
- Open service area with three additional consultation rooms
- Onsite Kitchen and bathroom
- Ample storage
- Rear access
- On-site parking options for staff and clients, as well as ample street parking
- Close to major retail, dining, and service amenities
- Strong long-term investment potential

Rates: $4,554.05 (approx.)

## MORE DETAILS

| | |
|---|---|
| Property ID | 2K7HZ6 |
| Property Type | House |
| Land Area | 399 m2 |
| Including | Air Conditioning<br>Toilets (2)<br>Outdoor Entertaining |

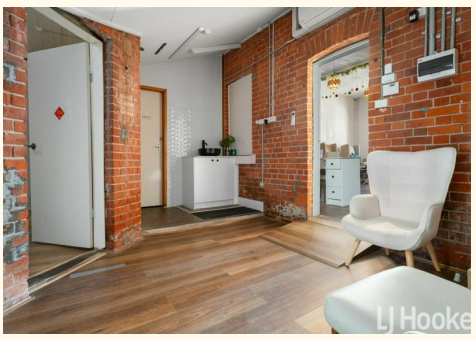









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