Sold

161 Carp Street, Bega

PRIME MAIN STREET FREEHOLD - HOME OF A VIBRANT LOCAL CAFE

Positioned in the heart of Bega's thriving CBD, this freehold commercial property offers a standout investment opportunity with a proven hospitality tenant and unbeatable main street exposure.

Currently leased to a long-term, locally loved cafe, the property enjoys strong foot traffic, excellent visibility, and a warm, vibrant atmosphere that has become a local favourite. The cafe's established success reflects both the quality of its location and the strength of Bega's expanding regional economy.

The lease is secured until June 2027, with two further 3-year options, providing long-term stability and peace of mind for investors. The property returns a monthly rent of $2,184.56, underpinned by a tenant with a solid trading history and loyal customer base.

With its generous internal layout, appealing street presence, and prime main street frontage, this is a rare opportunity to secure a blue-chip commercial holding in one of the South Coast's most vibrant regional centres.

1 1 0

FOR SALE
$450,000

AGENTS
Paul Griffin
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pgriffin@ljhbega.com.au

AGENCY
LJ Hooker Bega
(02) 6492 4300

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

Key Features:

- Leased to a well-established, high-performing local cafe
- Fixed lease until June 2027 with 2 x 3-year options
- Monthly rent: $2,184.56
- Excellent main street exposure in the heart of Bega
- High pedestrian traffic surrounded by complementary businesses
- Generous internal layout with inviting frontage

A smart, set-and-forget investment with lifestyle appeal and long-term potential - 161 Carp Street, Bega is an opportunity not to be missed.

MORE DETAILS

Property ID	NYCFGN
Property Type	House

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Measurements are approximate and should be used as a guide only.

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