



## Bega, 192-194 Carp Street

SOLID RETURNS, LONG TERM TENANT

Located in the heart of the main street in Bega, this solid building couldn't be better positioned to take advantage of local passing traffic.

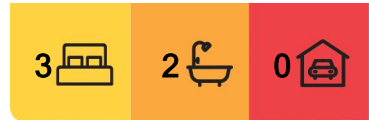
Currently returning approximately \$145,000pa.

Existing commercial lease until April 2026 +options, plus a residential lease until Sep 2024.

The ground floor is currently let by the CBA, a long term tenant in this building, while the upstairs is on a separate residential lease.

Approximately 400sqm on the ground floor plus approx. 400sqm upstairs including the outdoor balcony.

Overall, the building is in very good condition and offers the investor buyer the security of an existing lease.



**For Sale**  
\$2,150,000 - Negotiable

**View**  
By Appointment

**Contact**  
**Stuart Cook**  
0418 525 192  
scook@ljhbega.com.au



**LJ Hooker Bega**  
**(02) 6492 4300**

**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.

The Bega Valley has enjoyed significant growth over the last few years and Bega is the central CBD and main area for employment including the South East Regional Hospital.

For more information or to arrange an inspection, please contact Stuart Cook on 0418 525 192.

## More About this Property

**Property ID** N8QFGN

**Property Type** House

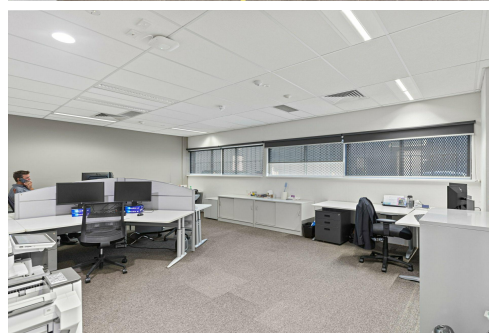
**Stuart Cook 0418 525 192**

Principal | [scook@ljhbega.com.au](mailto:scook@ljhbega.com.au)

**LJ Hooker Bega (02) 6492 4300**

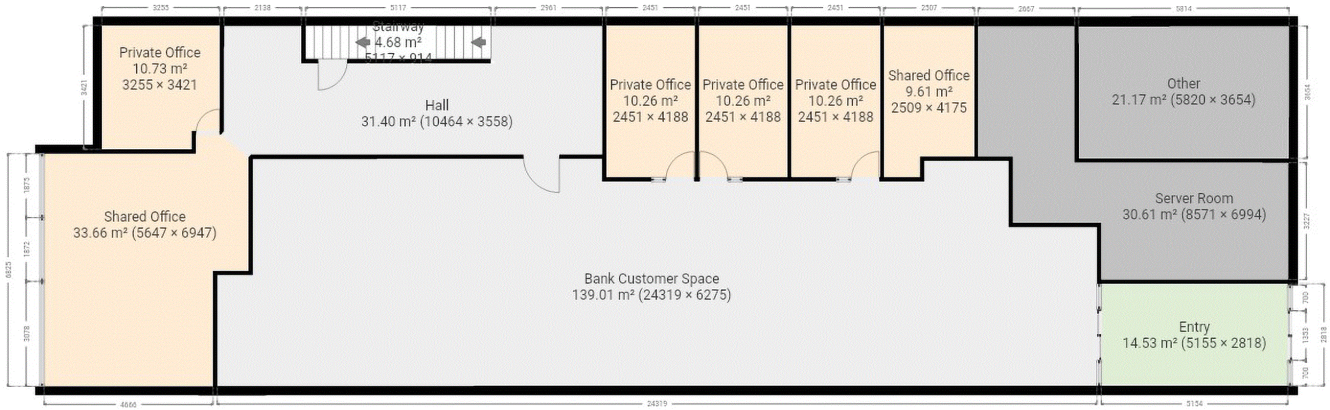
225 Carp Street, BEGA NSW 2550

[bega.ljhooker.com.au](http://bega.ljhooker.com.au) | [office@ljhbega.com.au](mailto:office@ljhbega.com.au)



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This plan is intended for marketing purposes only. All dimensions are approximate.

192 CARP STREET BEGA Ground floor



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