

203 Carp Street, Bega

PRIME MAIN STREET INVESTMENT & DUAL INCOME OPPORTUNITY

Positioned in the heart of Bega's bustling main street, this central commercial property offers an outstanding investment or owner-occupier opportunity.

Dual lettable spaces:

- Ground floor - recently vacated, ready for a new business or owner occupation.
- First floor - secure long-term tenant returning \$780 per month.

Income potential:

- Ground floor previously leased at \$26,000 per annum.
- Current combined potential income of over \$36,000 per annum (approx.).

High-exposure frontage to Carp Street with excellent pedestrian and vehicle traffic.

Located in a thriving rural hub, surrounded by shopping, cafes, education, medical and employment centres.

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FOR SALE
\$550,000

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**

Bega's town centre enjoys a vibrant community atmosphere with strong demand for quality commercial space.

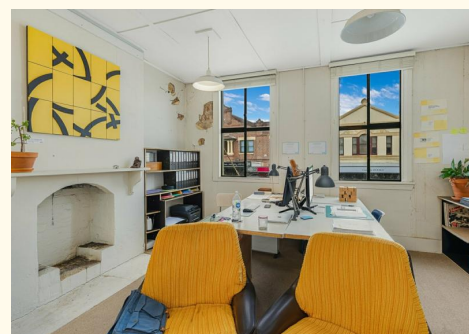
Whether you're seeking a secure investment with proven returns, or a property with the flexibility to occupy and collect income, 203 Carp Street represents an exceptional opportunity in one of the South Coast's most reliable regional centres.

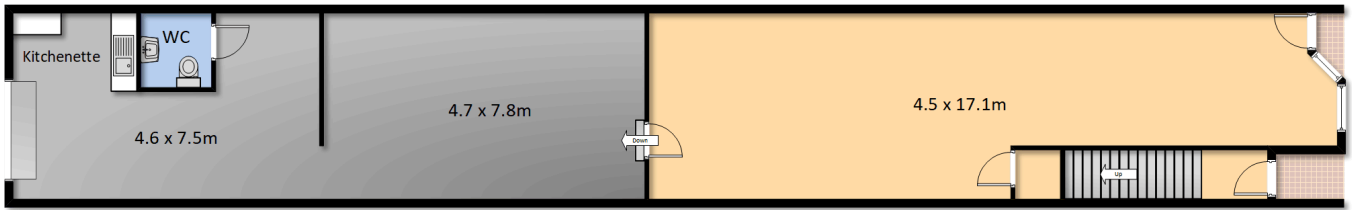
MORE DETAILS

Property ID NXNFGN
Property Type House

Paul Griffin 0400 024 300
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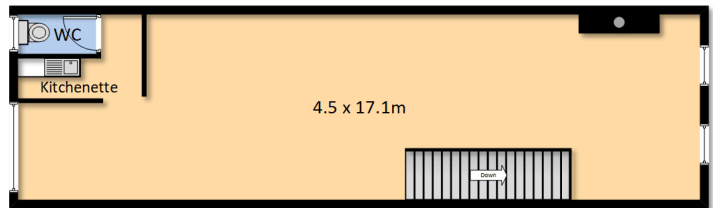




Lower Level

Upper Level

203 Carp St Bega



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