

Bega, 2/130-132 Carp Street

5YR + 5YR LEASE - PROMINENT LOCATION!

With a new 5yr + 5yr option lease in place (commencement date 1st July 2024), this property offers an investor a genuine opportunity to secure a great building at street level, in a high traffic area, with great exposure and a corner position!

Returning \$28k pa net, it's a solid investment in a growing area.

If you're looking for a lucrative business opportunity in the bustling town of Bega? Look no further! We are delighted to present to you a prime commercial building located at 2/130 Carp Street. This property offers exceptional potential for various business ventures, and its strategic location ensures maximum visibility. This is a rare opportunity to secure a commercial property that offers incredible versatility and sits in one of the Bega Valley's busiest intersections.

Located on the corner of Carp Street and Gipps Street, in the heart of the Bega CBD.



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.



For Sale
\$395,000

View
ljhooker.com.au/N3ZFGN

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

LJ Hooker Bega
(02) 6492 4300

Sitting proudly opposite the Bega clock tower, within close proximity to Coles, Woolworths, Bega Valley Shire Council, Post Office, schools, retail, banks, restaurants and pubs, a diverse clientele is literally at your front door.

The north aspect and large windows provide ample natural light year-round, ensuring a pleasant setting for any business. The large open floor space is clean and requires little work to be shop ready.

The site includes separate toilets, staff kitchen, storage space and small front office, automatic door, industrial heater/cooler.

The building has a long history of tenancy, delivering solid returns with low outgoings.

Zoning - E2 Commercial Centre

Existing Lease – 5yr + 5yr returning \$28k pa net, initial term ending June 2029

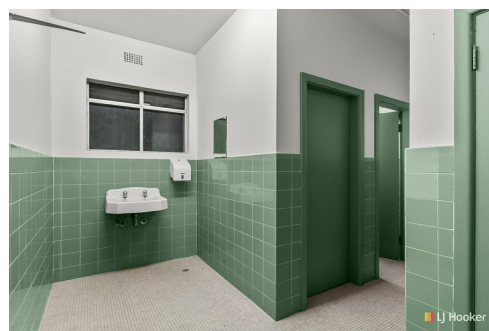
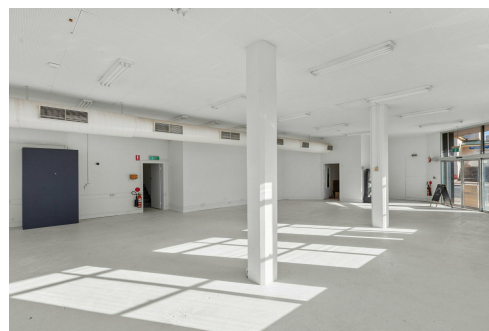
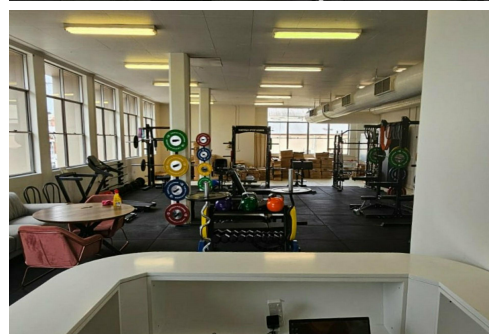
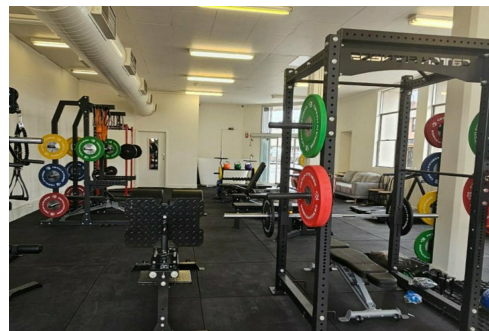
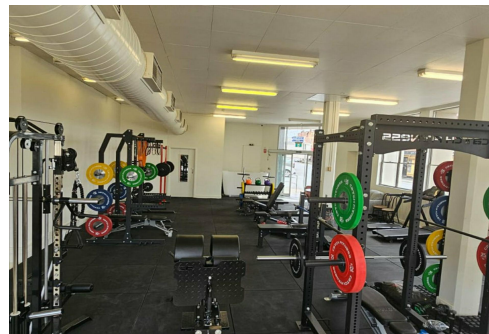
For more information and for your private inspection, call Stuart Cook on 0418 525 192.

More About this Property

Property ID	N3ZFGN
Property Type	House
House Size	170 m2
Land Area	191 m2

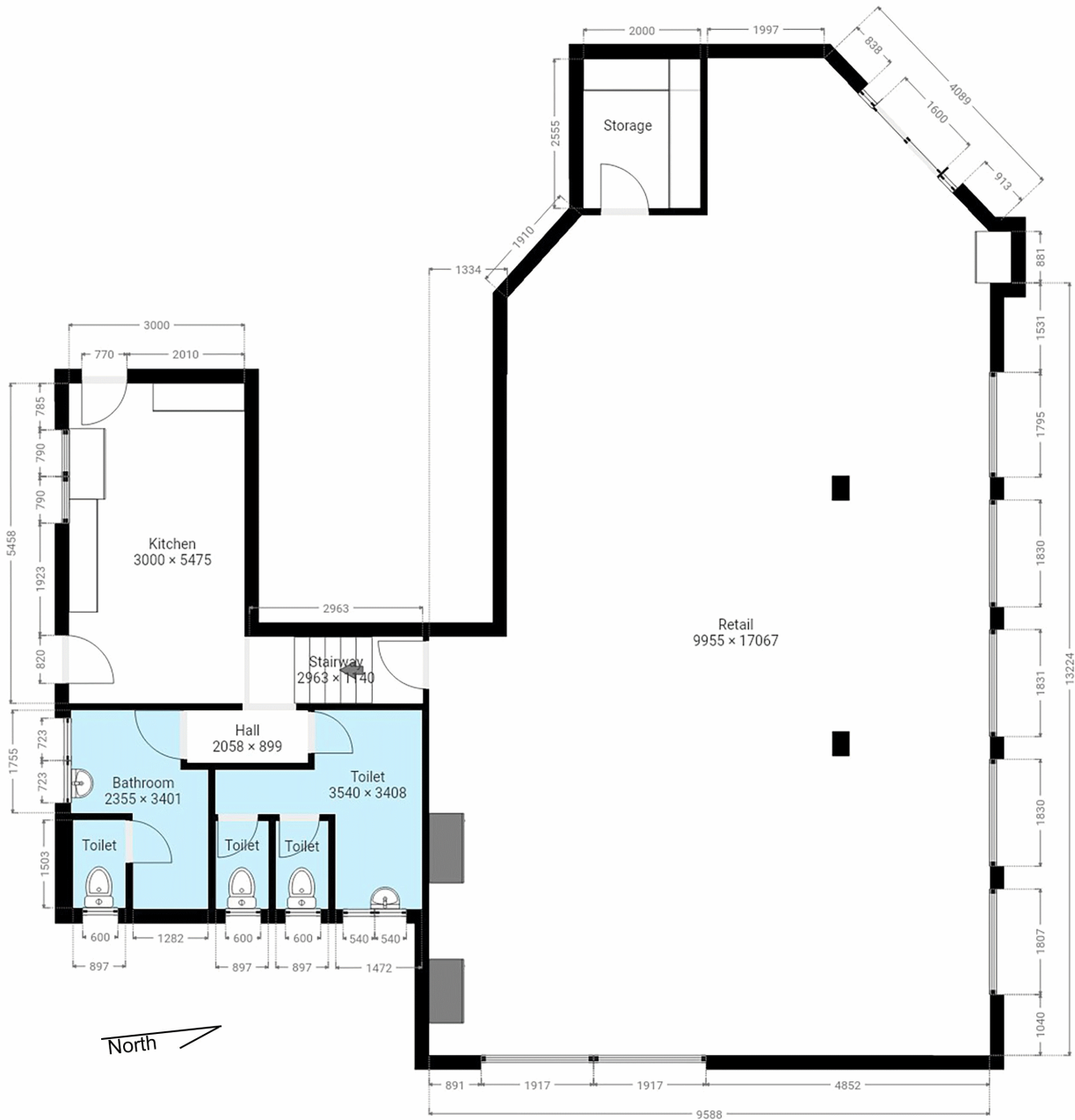
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1/130-132 Carp Street Bega

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



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