



94-100 Byron Street, Inverell

Prime CBD Investment with Multiple Income Streams

Positioned in the heart of Inverell's CBD, 94—100 Byron Street presents a rare and versatile investment opportunity with strong income potential.

This solid, well-maintained commercial building sits on an approximate 607m² allotment and offers around 520m² of lettable space. The property has been carefully looked after, providing investors with confidence and minimal immediate outlay.

The site features a secure, fully fenced yard with auto gate and ample off-street parking, along with the added benefit of undercover car accommodation for tenants and clients.

The building is configured into four lettable areas:

Downstairs:

- Three separate tenancies, each approximately 90m²
- Two spaces currently leased to reliable, long-term tenant
- Shared toilet facilities
- Convenient access to both the rear carpark and Byron Street frontage

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.

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FOR SALE
\$1,000,000

VIEW
By Appointment

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 **LJ Hooker**

Upstairs:

- " Approx. 200m² of flexible office space
- Reverse cycle air conditioning throughout
- Private amenities
- Large open-plan kitchen/staff area
- Five individual offices plus a spacious training room

All tenancies are well-equipped and highly adaptable, making them attractive to a range of commercial tenants and supporting strong leasing appeal.

An outstanding opportunity to secure a multi-income asset in a prime CBD location.

For further information, contact Miles Devlin 0488 999 365 or Sean Taylor 0409 666 854 at LJ Hooker Inverell.

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MORE DETAILS

Property ID	QPUH8U
Property Type	House
House Size	520 m2
Land Area	607 m2

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