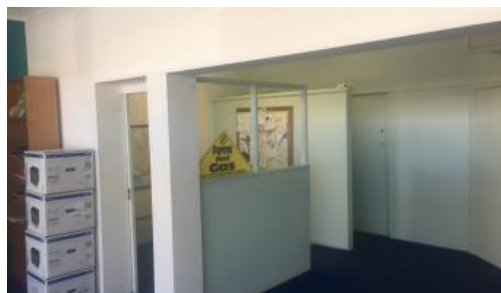


Under Contract



94 Marquis St, Gunnedah



## OVER 7% NET INCOME!

This is a great opportunity for an investor wishing to add to their investment portfolio. The property is situated in the CBD of Gunnedah, offering one shop front front being approximately 115sqm with plenty of office space, additional storage room, a kitchen and bathroom utilities. The property also features two units upstairs, one unit offers two bedrooms that has a balcony overlooking the main street and the other being a one bedroom unit. This property screams opportunity and has a total rental return of \$640 per week, with over 7% net income!

To find out more information on this great investment or to book an inspection, please give us a call on (02 6742 6677)

\*Agents interest declared.

DISCLAIMER: Whilst all care is taken with the information supplied no warranty is given and you must rely on your

Price	\$345,000 Plus GST
Property Type	Commercial
Property ID	586
Office Area	183 m2

### Agent Details

John Harford - 0408 607 880

### Office Details

Gunnedah  
100 Marquis St GUNNEDAH  
NSW 2380  
02 6742 6677



own enquiries.



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.