



37 Mansfield Street, Inverell



## GOLDEN OPPORTUNITY IN A PROMINENT LOCATION

Occupying a massive, well-exposed 2,023sqm corner block, this property offers an exceptional opportunity for those looking to open, expand or relocate their existing business, or investors looking to add to their portfolio.

This spacious steel-framed building with concrete floor consists of a reception area, 4 offices, kitchenette/lunch room for team breaks, separate mechanic office, large workshop/warehouse area, multiple reverse cycle air conditioners, and 2 x bathroom amenities including shower.

All the usual features are here, including 3-phase power, water & air lines positioned throughout, bonus mezzanine areas for storage, and solar system.

Large roller door entry to the front, and side high clearance sliding door allows drive-through access for a variety of vehicles, including buses and B-doubles.

Positioned in a sought-after, central area and in an ideal location for any business. Surrounded by a variety of established national and local businesses, including Reece Plumbing, Pet Domain, New England Toyota, Mitsubishi Motors, mechanics and automotive repairs. Recreation facilities such as Inverell Swimming Pool, tennis courts, Varley Oval, schools and TAFE college are also nearby.

Commercial zoning.

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<b>Price</b>	\$1,150,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1040
<b>Land Area</b>	2,023 m <sup>2</sup>
<b>Warehouse Area</b>	2,010 m <sup>2</sup>

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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