



Lot 2, 60 Ring Street, Inverell



## BELTER INVESTMENT OPPORTUNITY

Do not miss this fantastic opportunity to purchase these 2 large sheds situated on a large 6,687m<sup>2</sup> block. High traffic flow area and abundant parking available.

### Shed 1:

- Generous 16m x 24m shed with power.
- Large workshop with spare parts shop and office area.
- Interior showroom, plus exterior undercover area.
- Amenities include toilet and shower.
- Situated in a high flow traffic area, with plenty of parking available.
- Currently tenanted with great returns.

### Shed 2:

- Indoor sporting arena popular with all ages.
- Large 36m x 24m shed with stressed concrete and coloured carpet flooring.
- Enclosed sporting area surrounded by netting and set up for netball, cricket, volleyball and soccer.
- Brick convenience area complete with dining area and office.
- Separate men's and women's amenities.
- Undercover outdoor seating area.

📏 6,687 m2

|                       |             |
|-----------------------|-------------|
| <b>Price</b>          | \$1,100,000 |
| <b>Property Type</b>  | Commercial  |
| <b>Property ID</b>    | 400         |
| <b>Land Area</b>      | 6,687 m2    |
| <b>Office Area</b>    | 384 m2      |
| <b>Warehouse Area</b> | 864 m2      |

### **Agent Details**

Wally Duff - 0427 546 146

### **Office Details**

RDR Real Estate  
 24 Otho St Inverell, NSW, 2360  
 Australia  
 02 6722 5500



Evaporative air conditioning throughout, plus wood heating for keeping warm in winter.

Situated in a high flow traffic area, with plenty of parking available.

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