



79 Ring Street, Inverell



## AN INVESTMENT THAT WILL BOWL YOU OVER

If you are looking for a long term investment, don't go past this quality commercial property!

Situated on a generous 5,286sqm block with prominent visibility, ample concrete parking and ideally located in a high traffic flow area.

Large 78m x 22m building, currently set up with 8 ten pin bowling lanes, laser tag arena, fenced off playground, arcade game area, wood fire pizza oven & kitchenette, seating area and amenities.

This property has a long term lease in place with Inverell's only Ten Pin Bowling facility, returning approx. \$41,600 + GST p.a.

Extra features:

- 112 solar panels
- Evaporative reverse cycle air conditioner
- Security system
- High clearance roller door at front

Rare property, excellent location, tremendous opportunity, great return on investment.

Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

📏 5,286 m2

<b>Price</b>	\$630,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	689
<b>Land Area</b>	5,286 m2
<b>Warehouse Area</b>	1,694 m2

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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