



8 Angus Ave, Kandos

## Commercial Building - Location PLUS !!

### Commercial Building Investment Opportunity

Freestanding well appointed commercial building for sale in a prime position the main street of Kandos. Currently, untenanted, the owner has taken advantage and has been refurbishing the building inside and out.

The refurbishment has included repairs and fresh paint to the shopfront, awning and exterior side walls and the main bathroom has had a complete modern makeover. The metal roof has been recently replaced and has now had new guttering and down pipes to complete the renovations.

This multi-functional building consists of a large showroom or function area which can be divided into two, a kitchen area, 3 bedrooms or offices, a separate 2nd toilet away from the main bathroom. The rear rooms can be accessed via the showroom or a separate private entrance via a side hallway.

Security includes a back to base alarm system and laminated front glass shopfront windows.

There is shared side access to the rear of the building with courtyard area and shed. The block size is 539.1 sqm.

This building is in a perfect prime location in town and being opposite the town park and near the Community Shop is a bonus.

Great Business or Investment opportunity.

Please call for Andrew further information on 0263 796668 or 0423 690 366.

 530 m2

<b>Price</b>	SOLD for \$189,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	108
<b>Land Area</b>	530 m2
<b>Warehouse Area</b>	530 m2

### Agent Details

Jacqui Shipman - 02 6379 6668

### Office Details

Shipman's Real Estate  
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02 6379 6668



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