



173 Imlay Street, Eden



Central Commercial

This high exposure commercial investment opportunity is located at the entry to Eden's CBD between Coles and the town centre. Positioned on a gently sloping 1031.9sqm site with ample onsite parking and room for further development.

The building boasts a huge 305.8 sqm ground floor retail space with a 82.5sqm delivery/storage bay downstairs. Upstairs is a fully self contained 2 bedroom unit boasting a spacious & comfortable design.

The building is in excellent condition with new roof, feature hardwood flooring in the retail area and flat. Established commercial tenant and separate residential tenant (up stairs) provide a secure return of approx 4.25% net.

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.

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Price	\$595,000
Property Type	commercial
Property ID	868
Land Area	1,032 m2
Office Area	36 m2
Warehouse Area	82 m2

Agent Details

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Office Details

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