

# For Sale

16 Sale Street ORANGE

## RARE CBD COMMERCIAL PROPERTY

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

## Location

Located on the eastern side of Sale Street in the Orange CBD between Kite Street and Summer Street.

## Description

Central CBD location  
Commercial Office and/or retail accommodation  
Upgraded / refurbished building  
Three on-site car spaces  
Flexible layout - Currently occupied as a single tenancy however can be occupied as up to 4 separate smaller tenancies  
Offered for sale with vacant possession or with a lease back to the vendor

Amenities:	Separate Male & Female
Ceiling:	Plasterboard
Lighting:	Mixed Configuration
Alarm System:	Yes
Air Conditioning:	Yes
Data Cabling:	Yes

## Site Details

<b>Title:</b>	Freehold Title
<b>Tenure:</b>	Available with vacant possession
<b>Land Area:</b>	412m <sup>2</sup>
<b>Building Area:</b>	252 m <sup>2</sup>
<b>Zoning:</b>	B3 Commercial Core
<b>Price:</b>	\$1,050,000 + GST



194B Lords Place, Orange NSW 2800

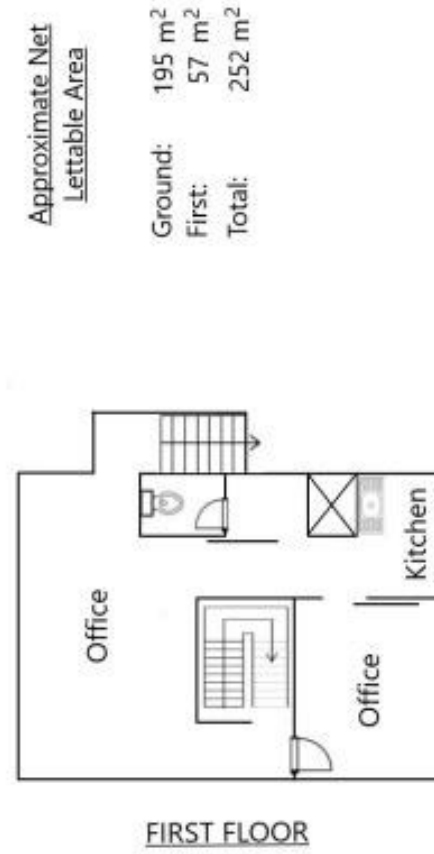
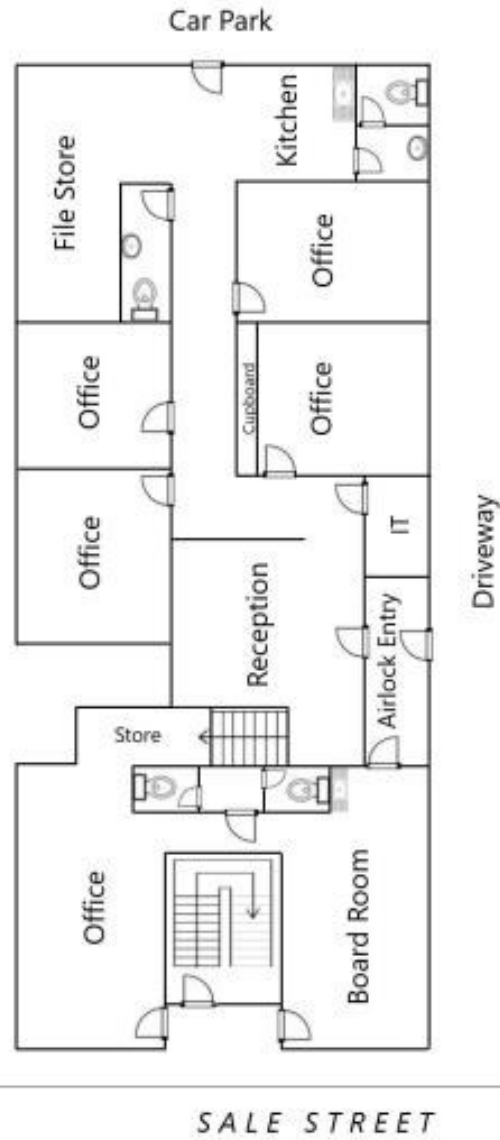
<b>Telephone:</b>	(02) 63 62 5988
<b>Email:</b>	sales@bmpa.com.au
<b>Web:</b>	www.bmpa.com.au

**For more information please contact**

**Nigel Staniforth**  
0401 279 795

**David Hall**  
0429 656 101

**16 SALE STREET**  
APPROXIMATE FLOOR PLAN



Approximate Net  
Lettable Area

Ground:	195 m <sup>2</sup>
First:	57 m <sup>2</sup>
Total:	252 m <sup>2</sup>