

For Sale

208-210 Summer Street ORANGE

BLUE CHIP COMMERCIAL INVESTMENT 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 in the heart of the Orange retail strip, on the sunny side of street, adjacent to the Orange City Centre shopping center, in the same central block as the Orange Post Office and surrounded by national retailers.

Description

Arguably the best located retail property in the regional center of Orange

Freehold title

Sunny high pedestrian flow side of the main street

Wide frontage (approx. 14 meters)

Long term lease to blue chip tenant (ANZ)

Home to ANZ's retail, business & agribusiness banking regional center

Tenant recently completed new fitout

Rare opportunity in a very tightly held market

Agent declares an interest

Approximate Net Rental Income: \$275,592

Site Details

Title: Freehold Title

Land Area: 605 sqm

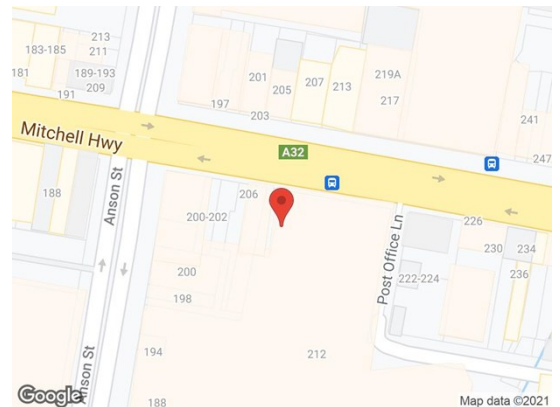
Zoning: B3 Commercial Core

Price: \$6,100,000

For more information please contact

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**BENCHMARK
COMMERCIAL**

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ORANGE CITY COUNCIL
DEVELOPMENT CONSENT
THESE ARE THE PLANS SUBMITTED TO
AND APPROVED BY COUNCIL SUBJECT TO
THE CONDITIONS SET OUT IN

OF: 10 July 2018
SIGNED: *[Signature]*
DATE: 11 July 2018



	LOCATION	CODE	DESCRIPTION	INSTRUCTIONS	WF	ADDRESS
SCHEDULE	1	AL-GLASS	Fabricated Glass Wall (Bismarck)	W/ Fabricated Bismarck brand glass.	0.15	ANZ ORANGE 20 SUMNER STREET, ORANGE, NSW 2800
	2	SPD-EXT	SPD Glazing Digital PVC	W/ PVC to rear of SPD glazing.	0.1	
	3	LW-10	Under Glazing Bismarck (Bismarck)	W/ Fabricated Bismarck under glazing lights.	0.05	
	4	LW-2	Horizontal Bismarck Iron-Bismarck	W/ Fabricated Iron-Bismarck horizontal bismarck.	0.05	
	5	E1	Etch	Etch applied to back of SPD glazing.		
GENERAL WORKS	6	SPN	Traditional Corners of Australia Detail	W/ joint to acknowledge the original corners of Australia applied to inside of glazing.		
	7	CFI	Safety Glazing	Digital print of continuous board applied to rear of window glazing.		
	8	RAIN	Rained Facade	Make good existing facade carriage and post (P1 & P2).		
	9	DIGITAL SCREEN	Digital Media Screen	DMS installed by separate contractor.		



FOR APPROVAL

File No: 19951_ANZ-Orange_Council_01a

Date: 11 July 2018

Amount: 0.2

Description: Site Plan

Page: 1

File Name: 19951_ANZ-Orange_Council_01a

Project Number/Project Name: 19951 ANZ Orange

No: MM

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Event: 1150 9A3

Date: 09/04/18

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