

# For Sale

Shop 19 (Lot 14) 206-212 Anson Street ORANGE

## CBD OFFICE PREMISES

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

Situated on the eastern side of Anson Street in the heart of the Orange CBD.

## Description

For Sale with vacant possession  
Affordable small office premises  
Central CBD location  
Excellent natural light  
Good quality existing fitout  
Furniture and fittings available by negotiation  
Close to public car park  
Vendor would lease back for up to 6 months

Frontage:	Approx. 10.5 metres
Amenities:	Shared
Lighting:	Fluorescent
Ceiling:	Plasterboard
Air Conditioning:	No

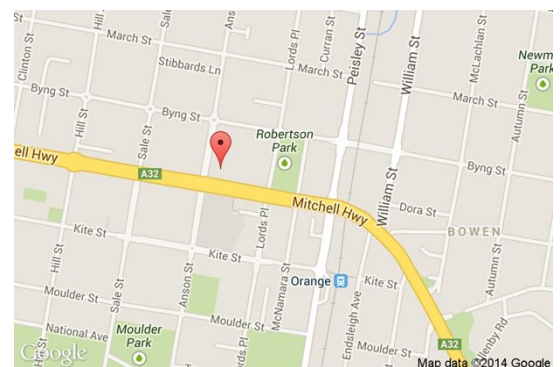
## Site Details

<b>Title:</b>	Strata Title
<b>Strata Area:</b>	54 m <sup>2</sup>
<b>Building Area:</b>	54 m <sup>2</sup>
<b>Zoning:</b>	B3 Commercial Core
<b>Price:</b>	\$220,000 + GST

**For more information please contact**

**David Hall**  
0429 656 101

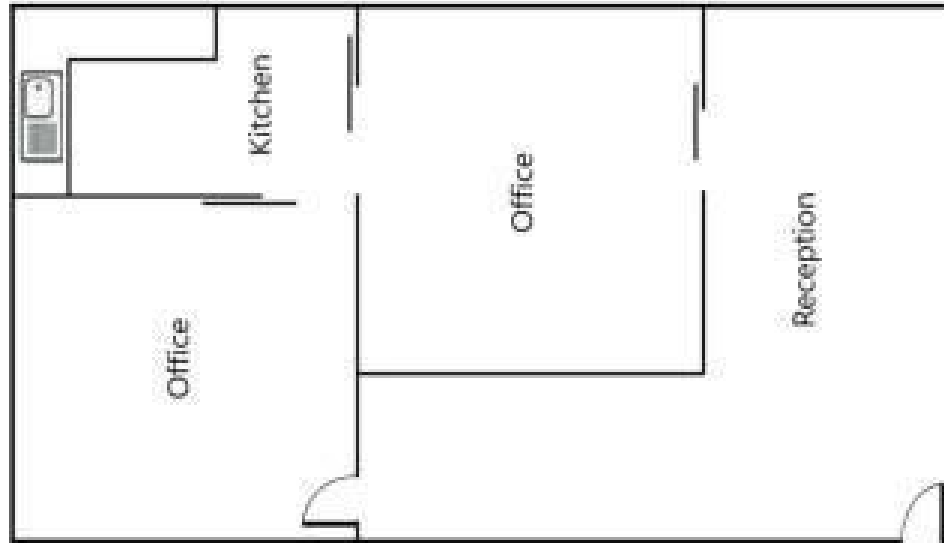
**Nigel Staniforth**  
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Pedestrian Mall/Walkway

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