

# For Sale

161-165 Summer Street ORANGE

## COMMERCIAL / RESIDENTIAL 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 on the northern side of Summer Street between Sale & Anson Street.

### Description

Commercial / residential investment property  
High profile position on the CBD retail strip  
2 ground floor retail tenancies (both leased)  
2 first floor residential tenancies (1 vacant & 1 occupied)  
On-site parking / rear lane access  
For more information contact agent

Approximate Net Rental Income: Circa \$85,000 fully leased  
(Estimate only & subject to refurbishment)

### Site Details

**Title:** Freehold Title  
**Land Area:** 445 sqm  
**Zoning:** B3 Commercial Core  
**Price:** \$1,200,000

### For more information please contact

**David Hall**  
0429 656 101

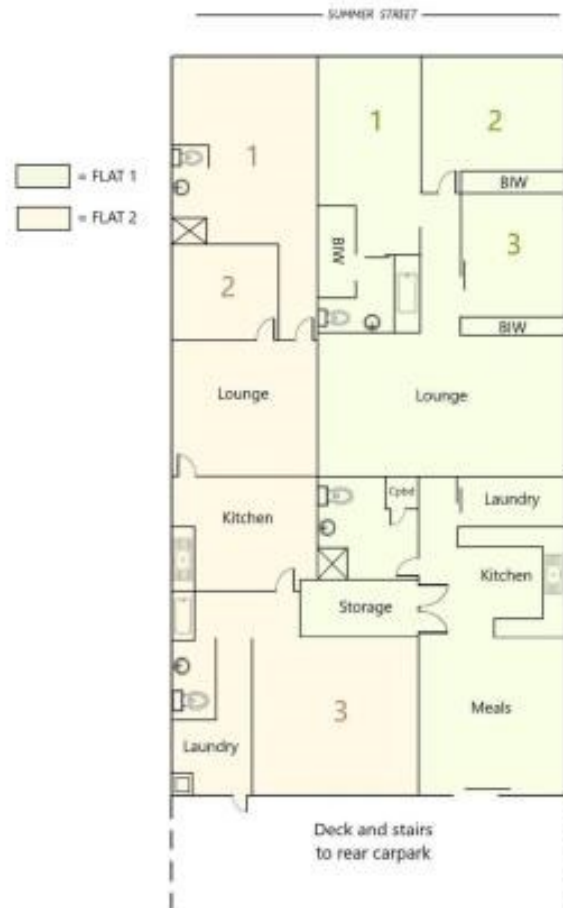
**Nigel Staniforth**  
0401 279 795



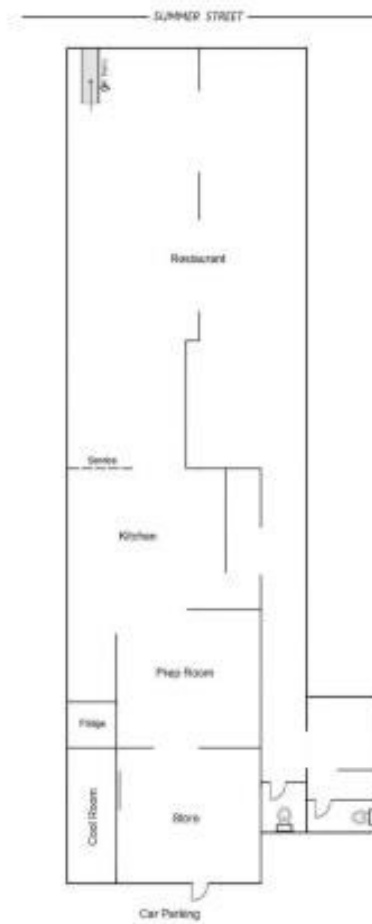
**BENCHMARK**  
COMMERCIAL

194B Lords Place, Orange NSW 2800

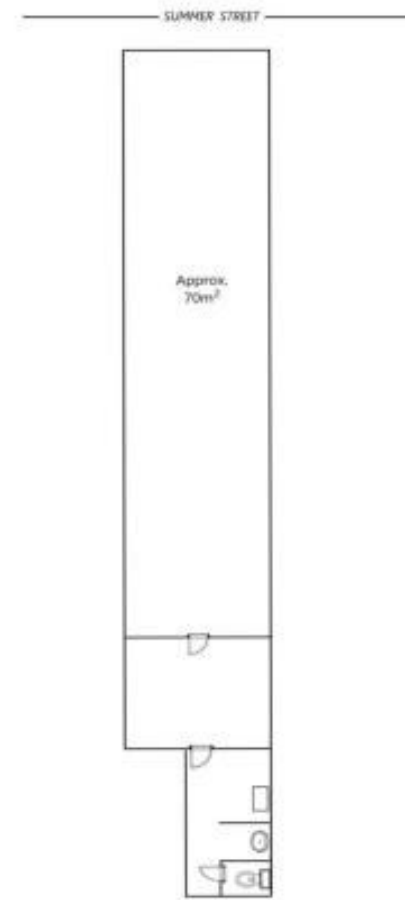
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**FLATS 1 & 2, FIRST FLOOR**  
**161-165 SUMMER STREET**



**163-165 SUMMER STREET**  
**Ground Floor**



**161 SUMMER STREET**  
**Ground Floor**