

# For Sale or Lease

183-185 Summer Street ORANGE

## CENTRAL CBD OFFICE OR RETAIL

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 in the heart of the Orange CBD.

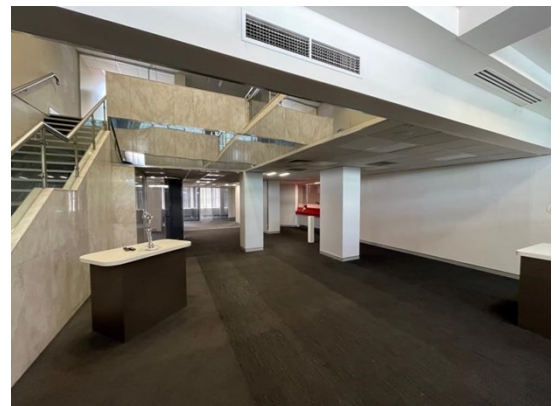
### Description

For sale with vacant possession or for lease.  
Former St George Bank premises.  
Two level building in prime position on main retail strip in Orange CBD.  
Ground Floor: 242 m<sup>2</sup> First Floor: 207 m<sup>2</sup>  
12.33 meter frontage to Summer Street.  
Excellent natural light.  
Reverse cycle air-conditioning.  
Available with existing fitout or owner willing to refurbish/fitout for lease subject to negotiation of terms.

Amenities:	Separate Male & Female
Ceiling:	Grid
Lighting:	Fluorescent
Air Conditioning:	Yes
Street Frontage:	12.332 meters
Alarm System:	Yes
Parking:	No on-site parking

### Site Details

<b>Title:</b>	Freehold Title
<b>Land Area:</b>	304 sqm
<b>Building Area:</b>	449 sqm
<b>Zoning:</b>	E2 Commercial Centre
<b>Sale Price:</b>	\$2,200,000 + GST
<b>Lease Price:</b>	\$100,000pa + Outgoings + GST



**BENCHMARK**  
COMMERCIAL

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