

# For Sale or Lease

172-174 Summer Street ORANGE

## PRIME SUMMER STREET RETAIL SHOP

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 in the heart of Orange CBD retail strip with Woolworths car park at rear.

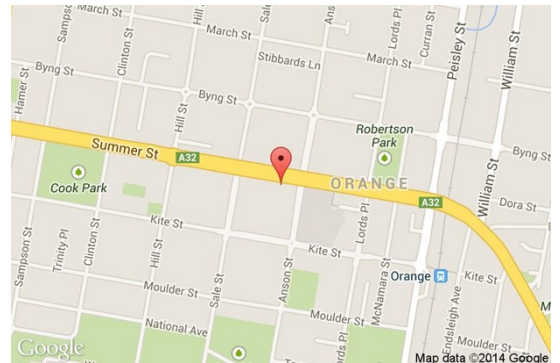
## Description

Prime retail location  
Sunny high traffic side of street  
Walk through access from Summer Street to rear Woolworths car park  
Surrounded by strong local & national traders  
Ground floor retail space is 162sqm and the first-floor office and storage space are an additional 150sqm  
Available for lease or for sale with vacant possession

Amenities: Unisex  
Ceiling: Grid  
Lighting: Fluorescent  
Air Conditioning: Yes  
Street Frontage: 5.135 meters  
Alarm System: No  
Parking: Public carpark adjoins at rear

## Site Details

**Title:** Freehold Title  
**Land Area:** 183 sqm  
**Building Area:** 162 sqm  
**Zoning:** E2 Commercial Centre  
**Sale Price:** \$1,250,000 + GST  
**Lease Price:** \$81,250 pa + GST



**BENCHMARK**  
COMMERCIAL

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