

# For Sale

45-47 McNamara St ORANGE

## CBD COMMERCIAL 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 western side of McNamara Street in the Orange CBD, approximately 180 meters east of the Orange Post Office.

## Description

Excellent CBD location close to Robertson Park, major hotels etc.

Public carpark adjoins

Durable / low maintenance tilt concrete panel construction

Full glass shopfront to McNamara Street

Clear span building with no load bearing internal walls

Currently configured as two tenancies (219 m<sup>2</sup> & 81 m<sup>2</sup>)

Larger tenancy leased until 31/10/2027 with no option terms

Smaller tenancy vacant

Suit investor or an owner occupier can get vacant possession after 31/10/2027

Contact agent for details

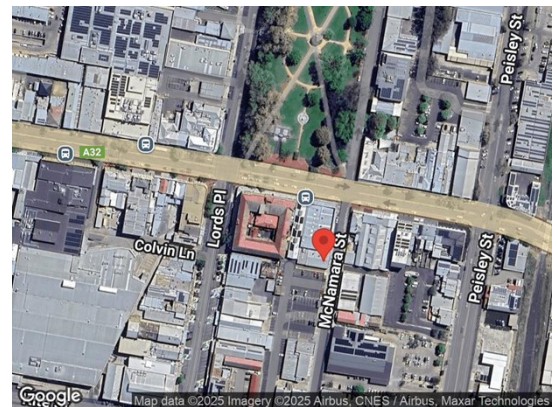
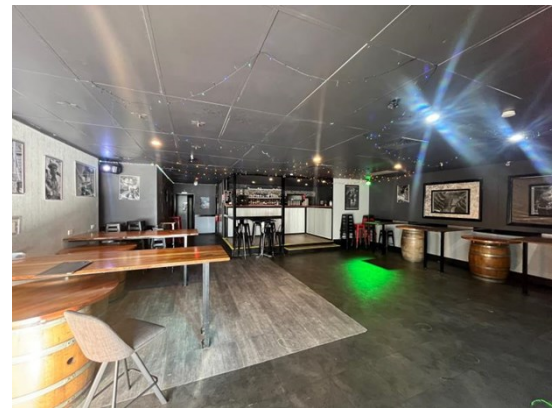
## Site Details

<b>Title:</b>	Freehold Title
<b>Land Area:</b>	310 sqm
<b>Zoning:</b>	E2 Commercial Centre
<b>Price:</b>	\$950,000 (no GST as a going concern)

### For more information please contact

**David Hall**  
0429 656 101

**Nigel Staniforth**  
0401 279 795



**BENCHMARK**  
COMMERCIAL

194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988  
Email: sales@bmpa.com.au  
Web: www.bmpa.com.au

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45-47 McNAMARA STREET

