FOR SALE





81 Dandaloo Street, Narromine

FOR SALE: OFFERS INVITED!





PRIME COMMERCIAL PREMISES

Executive Summary

Address Corner of Dandaloo & Burroway Streets

known as 81 Dandaloo Street, Narromine

Property Title 4/28870 & 5/28870

Site Area Approx. 158.10 m2

Zoning B2 - Local Centre

Council Rates Approx. \$1,879.32

Construction Brick rendered with iron roof

PRIME RETAIL OR OFFICE PREMISES!

A rare opportunity to purchase a prime location in the main street of Narromine. The premises are situated in heart of the CBD on the corner of Dandaloo and Burroway Streets in a prominent position surrounded by many well established businesses. The premises sits on a 158.10 m2 block which mostly comprises the shop and features 3.6m high ceilings, plenty of storage rooms, kitchenette, amenities and a large open shop space complete with a great shop front that utilises the whole corner of the street frontage complemented by formal gardens and having 2 entrance doors provides the potential for investors to split the shop into 2. These premises represent an excellent opportunity for business owners to secure a prime location for their business or investors and self managed super funds looking to expand their commercial portfolio. The shop is currently being occupied by Narromine's favourite Cottage Craft shop so can be sold with the current tenancy or with vacant possession and being zoned B2 -Local Centre allows for a variety of uses.



FRONT SHOP SPACE: 8.1m x 6.3m x 10.8m x 4.4m

- Carpet floor coverings
- Ceiling fan x 2
- 2 separate entrance doors provides the potential for the premises to be split into 2 separate shops
- Large shop front windows that utilised the whole corner of the street frontage
- Fujitsu reverse cycle split system air conditioner
- Fixed shelving

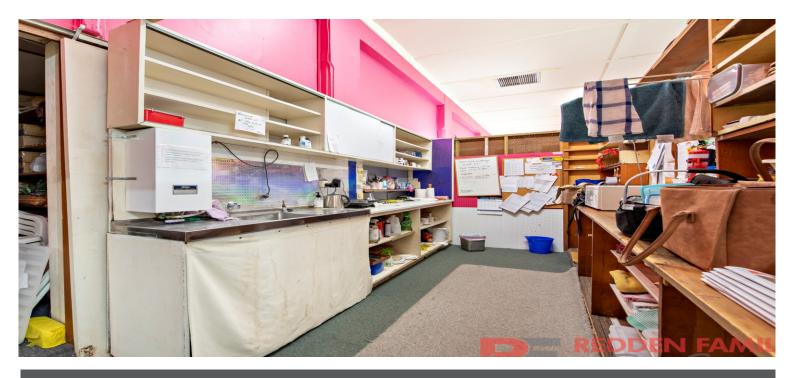
NB: EXCLUDED FROM THE SALE are all free standing shelves, serving counter, security cameras & fridge as they belong to Tenant



PLENTY OF STORAGE ROOMS: 10.8m x 4.4m

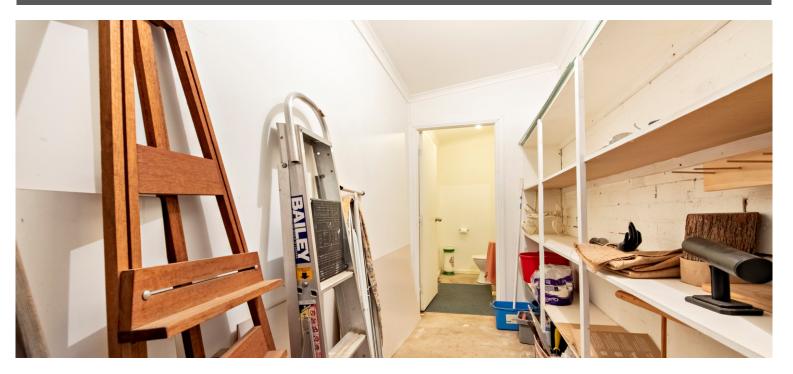
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KITCHENETTE: 5.2m x 2.0m

- Privately positioned behind front showroom
- Stainless steel sink
- Plenty of shelves for storage
- 6 x power points
- Carpet floor coverings
- High ceilings



- Unisex toilet
- Storage shelves
- Concrete floors

CONTRACT FRONT PAGE

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Contract for the sale and purchase of land 2019 edition

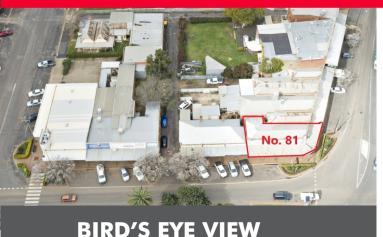
TERM	MEANING OF TERM NS				
vendor's agent	Redden Family Real 3 Gilgai Court, Dubb	Estate	Phone: 0409		
co-agent					
vendor	Enid Claire Burgess				
vendor's solicitor	Orana Conveyancing 6, 173 Darling Street, Dubbo NSW 2830 PO Box 612, Dubbo NSW 2830		Email: jenr om.au Fax: 02 6	jenny@oranaconveyancing.c om.au Fax: 02 6882 1199	
date for completion land (address, plan details and title reference)	address, 81 Dandaloo Street, Narromine, New South Wales 2821 Registered Plan: Lot 4 & 5 Plan DP 28870				
improvements	□ HOUSE □ garage □ carport □ home unit □ carspace □ storage space □ none □ other: Commercial Premises				
attached copies	 ☐ documents in the List of Documents as marked or as numbered: ☐ other documents: 				
A real estate agent inclusions	□ blinds	on to fill up the items in dishwasher fixed floor coverings insect screens other: Reverse Cycle	☐ light fittings☐ range hood☐ solar panels	of residential property. ☐ stove ☐ pool equipment ☐ TV antenna	
exclusions					
purchaser					
purchaser's solicitor					
price					
deposit	<u> 10 10 10 10 10 10 10 10 10 10 10 10 10 </u>		(10% of the price	, unless otherwise stated)	
balance					
contract date		(if	not stated, the dat	e this contract was made)	
buyer's agent				-	
vendor		GST AMOUNT (option The price includes GST of: \$	al)) witness	
purchaser	Γ TENANTS □ tenants i	in common	al <mark>shares</mark>	witness	

LOCATION MAP



81 Dandaloo Street, Narromine

FOR SALE





PRIME CORNER LOCATION

FEATURES

- Prime corner location with great shop front and landscaped gardens
- 2 entrance doors which provides the potential to split the shop into 2 separate shops
- Located opposite Tom Perry Park and many historical landmarks including Narromine Cenotaph, Narromine Town Clock and Glenn McGrath Statue
- Narromine Train Station across the road
- High ceilings, kitchenette, amenities and plenty of storage areas
- Surrounded by well establishes businesses

NB: Room measurements are approx. only



LANDSCAPED STREETSCAPE

Redden Family Real Estate recommend you obtain the following: Independent legal advice, Unconditional finance, Pest & building inspections

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Michael Redden 0409 844 036

3 Gilgai Court, Dubbo NSW 2830 michael@reddenfamily.com.au www.reddenfamily.com.au



Scott Redden 0467 193 268

3 Gilgai Court, Dubbo NSW 2830 scott@reddenfamily.com.au www.reddenfamily.com.au

