

# Raine&Horne. Commercial

WAGGA WAGGA  
Shop 1 & 2/40 Baylis Street

131 sqm

1 

## Ideal Starter - Central Retail Tenancy!


### Price Upon Application


- Perfectly located in the first block of Baylis Street.
- Positioned at the entry of the South Town Walk Arcade.
- Offering strong foot and vehicular traffic along Baylis Street.
- Enjoying the benefit of dual frontages to Baylis Street & the Arcade.
- Full height glass facade with amazing signage opportunities.
- Split over 2 levels offering both flexibility and versatility.
- Split System A/C, kitchenette & Common bathrooms.
- Close proximity to Westpac, Nab, & Rebel Sport.

Property ID	L20440704
Property Type	Retail
Building / Floor Area	131
Car Spaces	1
Land Area	670.0 sqm

### AGENT

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