



**WAGGA WAGGA**  
197 Baylis Street

153 sqm

4 

## Multi Tenanted Main Street Investment!

**Sold for \$620,000 (Jul 16, 2024)**

Raine & Horne Commercial is pleased to present a Multi Tenanted Commercial Investment opportunity to the Market.

197 Baylis Street comprises of two Office/Medical tenancies, existing tenants in place include a Hearing Aid Specialist & a Local RSL LifeCare Office.

Perfectly positioned on the main Street in Wagga. This strong commercial position provides excellent signage opportunities & amazing exposure for tenants.

Surrounding by National retailers such as ANZ Bank, Myer, Gazman, Baby Bunting & Eckersley's Arts & Craft.


The property has been well looked after and presents a great opportunity to Invest in an up and coming location.

- Tenancy One, features a reception area with counter, two well sized consulting rooms both with basins, staff kitchen meals area with built in kitchenette as well as an additional

Property ID	L28023504
Property Type	Offices
Building / Floor Area	153
Car Spaces	4
Land Area	342.0 sqm

## AGENT

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storeroom.

- Tenancy Two, features an open plan reception area with a utility storeroom off reception including a built-in wash basin with cabinetry for storage. Off reception you have two offices, file storage room and a large kitchen and staff meals area.

Both tenancies have reverse cycle heating and cooling for all year round comfort.

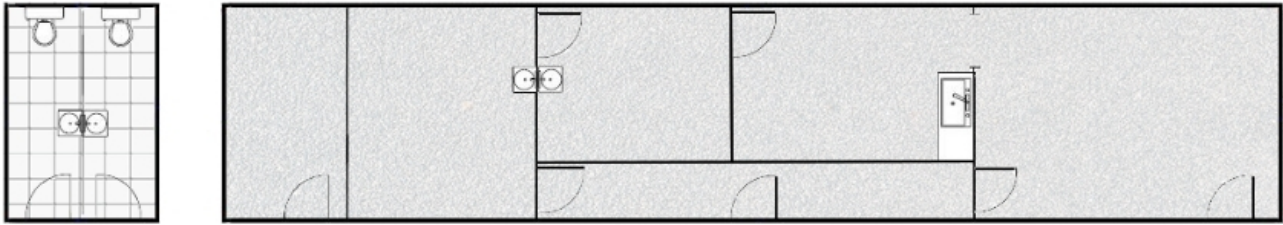
The property enjoys rear lane access off Thompson Street, providing four reserved car spaces at the rear of the building for tenants use. All tenancies have front & rear access.

Presenting a secure investment opportunity with two leases in place to quality established tenants.

\*Note front façade will be re painted by Vendor prior to property settlement.

For pricing information please contact the listing agents.

### NLA 197A Baylis Street - Area 67m2



### NLA 197B Baylis Street - Area 76m2



**Raine & Horne**  
Commercial

The floorplan provided is for illustrative purposes only and should not be relied upon as an exact representation of the property's dimensions or features. Measurements are approximate and may not be to scale. Any reliance on this floorplan is at the viewer's own risk. Prospective buyers or tenants should verify all information provided and conduct their own due diligence before making any decisions.

**Wagga Wagga**  
197A & 197B Baylis Street