

# Raine&Horne. Commercial

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WAGGA WAGGA  
2 Baylis Street

331 sqm

10 

Prime CBD Corner Position - High Exposure Retail or Office!


Price Upon Application


- Ideally located on Baylis Street positioned in the heart of the CBD of Wagga.
- Enjoying a highly prominent corner location on The Sturt Highway & Baylis Street.
- Featuring full height glass frontage, double swing doors & great signage opportunities.
- Offering LED lighting, reverse cycle air conditioning as well as modern bathroom amenities.
- Enjoying strong foot & vehicular traffic with accessible parking on both sides of Baylis Street.
- Ten onsite car spaces to the rear of the property accessed via the rear laneway\*.
- Surrounded by national retails such as Rebel Sport, Subway, Dan Murphy's & La Porchetta.
- opportunity to owner occupy or invest – existing tenant lease in holdover.

Property ID	L28873890
Property Type	Retail
Building / Floor Area	331
Car Spaces	10
Land Area	765.0 sqm

## AGENT

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Part under easement to adjoining owner