

# Raine&Horne. Commercial

WAGGA WAGGA  
2A/46-52 Baylis Street

165 sqm

1 



## Light Filled Retail in Iconic Location!

### Price on Application

- This property is perfectly positioned at the entry to the Piazza Arcade.
- A popular walk through Arcade with Cafe, Hairdresser, Beautician and established businesses.
- Enjoying the luxury of having dual glass frontages, one being directly to busy Baylis Street.
- Centrally located on Baylis Street offering great exposure and foot traffic.
- Featuring modern retail area, storeroom, kitchenette & common bathrooms.
- Suspended ceiling through out, LED lighting, evap cooling & gas heating.
- Close proximity to Rebel Sport, Westpac, Guzman y Gomez, Crust Pizza, etc.
- 1 Reserved onsite car space at the rear of the Arcade (potential to negotiate more car spaces).

Property ID	L36368396
Property Type	Retail
Building / Floor Area	165
Car Spaces	1

### AGENT

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- Affordable rental and leasing incentives offered.