

Just Listed



## 195 Imlay Street Eden

### COMMERCIAL GOLD

Superbly located in the heart of Eden's main street retail precinct substantial totally refurbished 400m<sup>2</sup> commercial premises set on a 925m<sup>2</sup> allotment which provides fantastic dual street access flexibility. The buildings layout comprises a licensed café (120m<sup>2</sup> approx) with main street frontage, indoor/outdoor seating, commercial kitchen & bathroom facilities. The remainder of the floor area includes a huge warehouse events venue, retail section, food/drinks servery/bar, 2 large private rooms/office space, toilet facilities and deck/alfresco area. Additionally to the rear there are 2 street level storage/garages. Offered with vacant possession this gilt edged architecturally reimagined full brick and masonry premises provides the immediate opportunity to continue with existing usage or offers outstanding flexibility for a multitude of commercial/retail/hospitality usages.

**Information package, copy of Contract and all Inspections contact Chris Wilson Real Estate.**

📏 925 m<sup>2</sup>

<b>Price</b>	\$1,500,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	2027
<b>Office Area</b>	0
<b>Land Area</b>	925 m <sup>2</sup>

#### Agent Details

Chris Wilson - 0427 003 406

#### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583



This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.