



108 Market Street Mudgee NSW

An exceptional commercial investment opportunity in the strong regional growth centre of Mudgee. Situated on the fringe of the CBD with wide exposure to the Castlereagh Highway (Market St) this modern four unit professional services office with three separate tenancies including a current lease to Government Property NSW.

- Fully leased professional services offices with diverse income stream
- 1518m² site with wide frontage to the Castlereagh Hwy
- Depreciation benefits from a modern building, approx 747m² under roof.
- Currently returning \$162,800 with annual rent increases
- Tenants pay contributions to outgoings
- Mudgee, one of NSW strongest regional growth centres

Price : \$ 2,000,000
Building Size : 747 sqm
Land Size : 1518 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/commercial/offices/5659071>



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