

### 36-42 Short Street Mudgee NSW

A well established building close to Mudgee main CBD zoned Residential - existing use, on a massive 2635sqm block overlooking Walkers Oval and the beautiful Cudgegong River.

A sound brick and 9" thick concrete wall and steel construction building with concrete flooring comprising a floor area of approximately 1550 sqm. Electricity is supplemented from 60 solar panels.

Excellent internal features including:

- 5 x separate training rooms plus huge gym room measuring 25m x 11.7m
- Squash court
- Recently renovated ladies toilet and shower facilities
- Mens toilet and shower facilities
- 2 other large rooms utilised for bike hiring and a gym creche
- Multiple storage rooms
- Kitchen
- Office

The CountryFit Gym business is currently being offered for

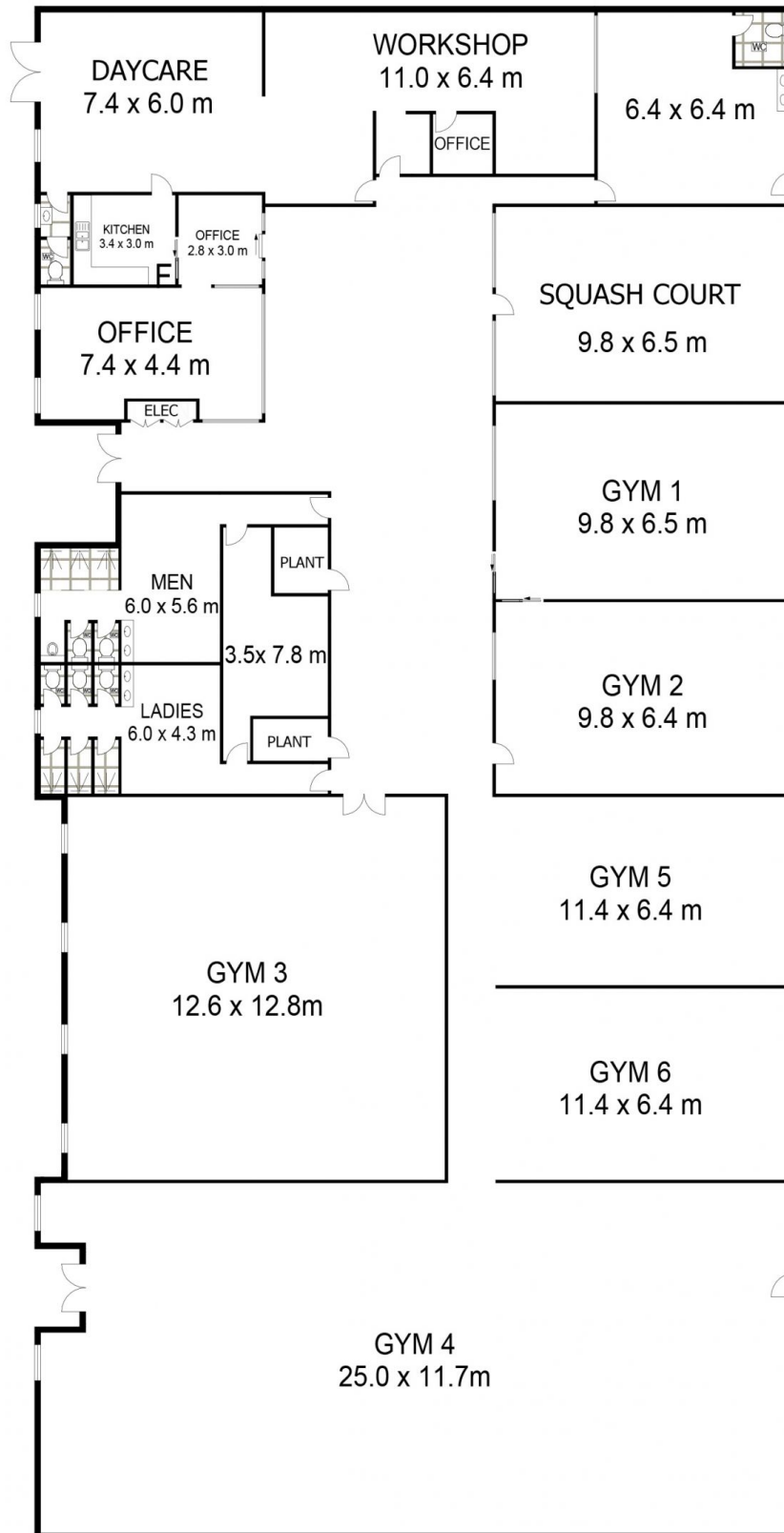
**Price** : \$ 1,000,000  
**Building Size** : 1550 sqm  
**Land Size** : 2635 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/commercial/leisure/5725858>



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GROUND LEVEL

36-42 SHORT STREET

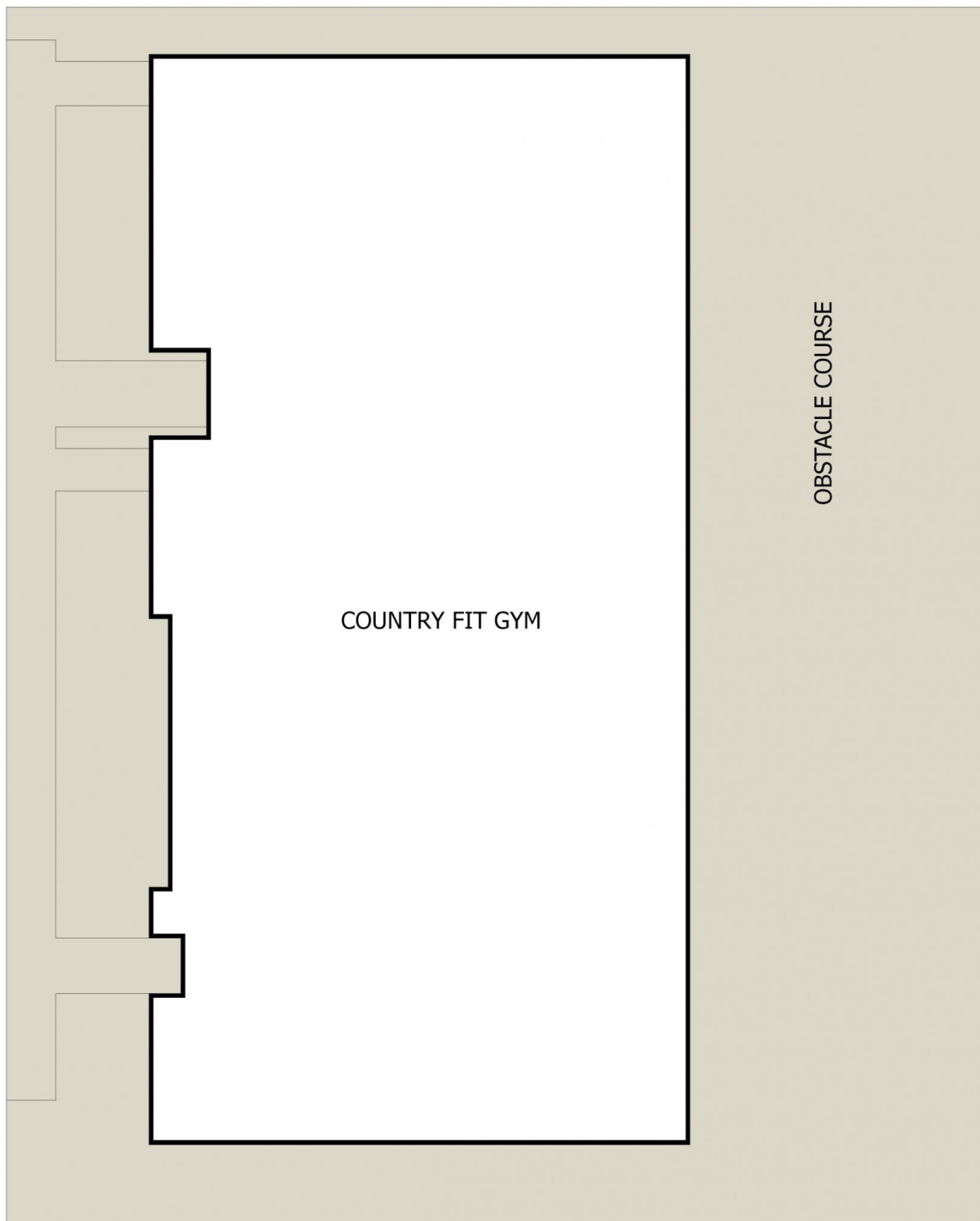
MUDGEES



0 1 2 3 4 5 SCALE (METRES)

Floor plans and rooms sizes are indicative only

SHORT STREET



SITE PLAN (NOT TO SCALE)

36-42 SHORT STREET

MUDGEES

0 1 2 3 4 5 SCALE (METRES)

