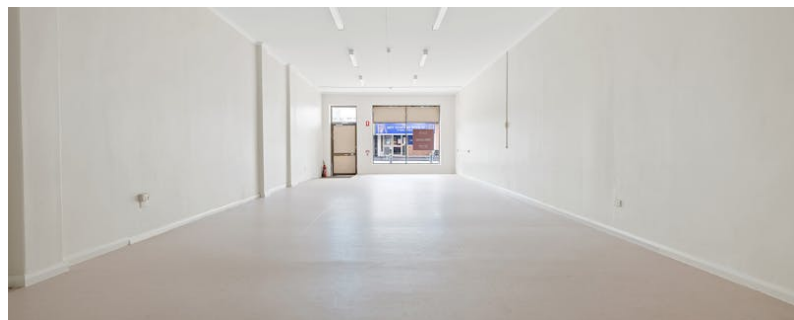
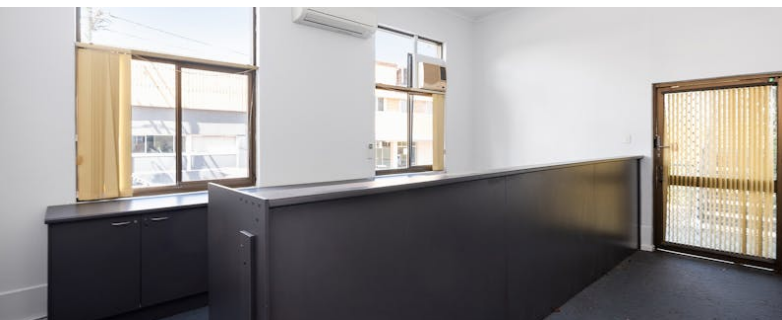




## 167 Vincent Street, CESSNOCK, NSW 2325

Excellent main street exposure for maximum visibility

Positioned prominently on Vincent Street in the Cessnock CBD, this exceptional property presents a rare opportunity for investors or owner-occupiers alike. Set on a substantial 1,835sqm block with an approximate building area of 621sqm, the property enjoys a 20.21m frontage to Vincent Street, providing excellent exposure and accessibility.

### Key Features:

Prominent 20.21m street frontage to Vincent Street offering outstanding visibility

Zoned for commercial use, suitable for a variety of business or development opportunities

Three large shopfronts plus additional spacious office space and staff amenities, including a kitchenette

63.5sqm retail/office space with strong foot and car traffic, small kitchenette, and

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 124P2292

### SALE DETAILS

**Preview**

### CONTACT DETAILS

**Advantage Group – Hunter Valley**

Shop 8, Thornton Shopping Centre

Thornton, NSW  
(02) 4964 1862

**Garry Fairhurst**  
0414 486 103

office/storage room

On-site motel currently leased, featuring 13 uniquely styled guest rooms - each individually decorated with a blend of old and new furnishings

Motel caters to families, couples, friends, and business travelers with three room types available

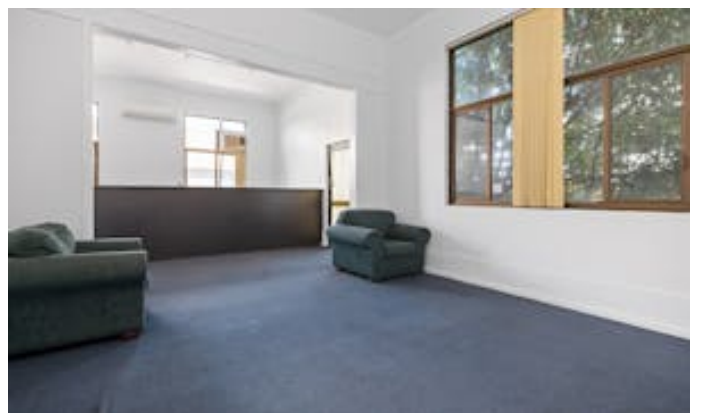
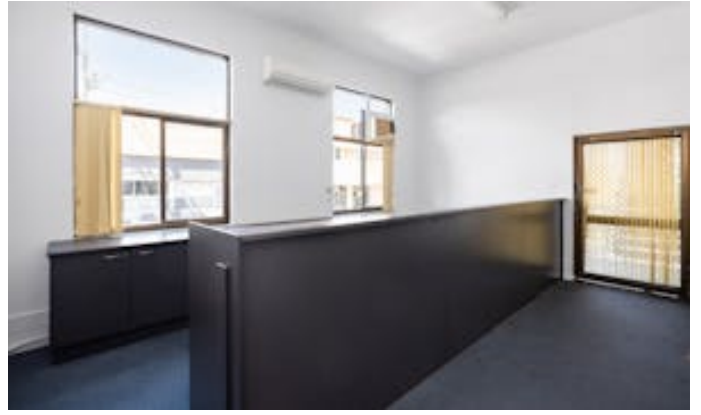
Ample on-site parking located at the rear of the property

Central location, only moments from Cessnock CBD amenities and the main shopping centre

This is a rare opportunity to secure a high-exposure commercial site with multiple income streams in one of the Hunter Valley's key regional centres.

Elders Advantage Group has sourced this property information from what we believe to be reliable sources; however, we do not guarantee its accuracy. Prospective buyers are encouraged to conduct their own independent investigations. All photographs, maps, and images are for marketing purposes only and are intended to be indicative representations.

- Land Area 1,835.00 square metre
- Commercial Type:
- Building Area: 621.00 square metres
- Zoning: E2 Commercial Centre

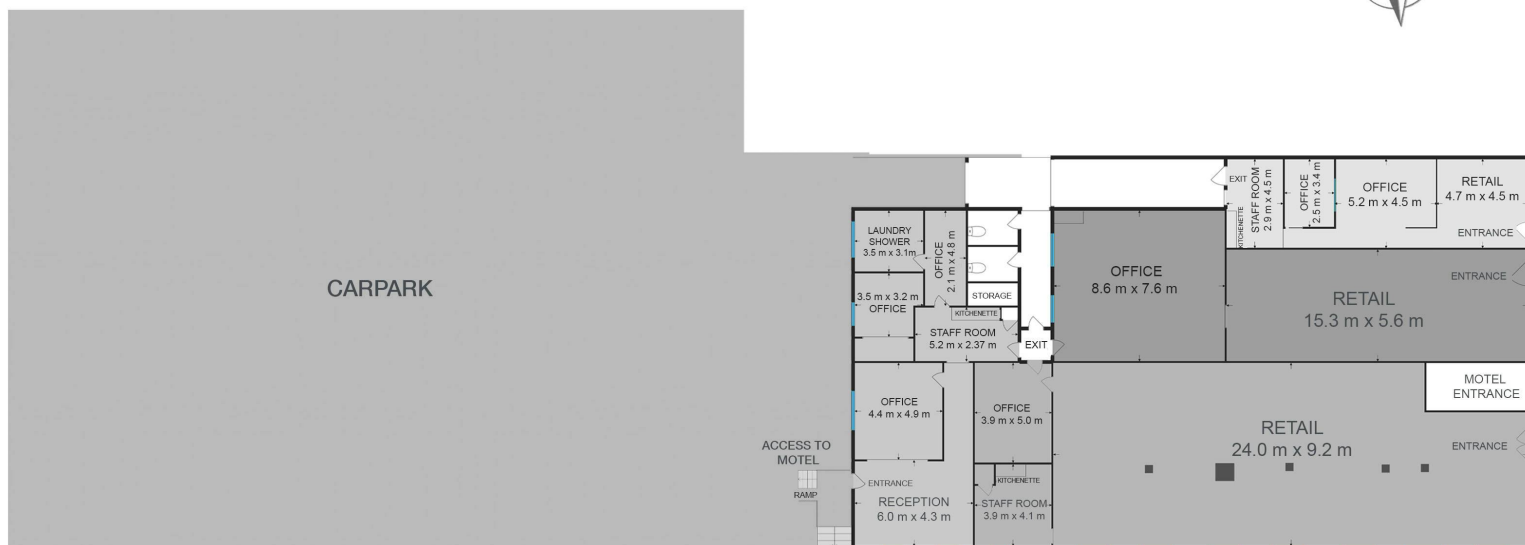






## 163-169 Vincent Street, Cessnock

Main Floor Total Interior 621sqm



Advantage Group

Measurements are approximate and are to be used only as a guide