



69 Bent Street, SOUTH GRAFTON, NSW 2460

Strategic Commercial Opportunity in the Heart of South Grafton

Expressions of Interest - The owners welcome all offers, which will be considered on or before Sunday, 30th November.

Outstanding Investment or Owner-Occupier Opportunity

Positioned in the heart of South Grafton's thriving commercial and industrial precinct, 69 Bent Street presents an exceptional opportunity for investors or owner-occupiers seeking a versatile property with proven returns and long-term potential.

Set on a generous 1,436m² (approx.) allotment, this well-located asset combines scale, accessibility, and flexible zoning to accommodate a wide range of business or redevelopment uses.

Property Highlights:

- Zoned E3 $\hat{a}$ Productivity Support: Allowing for a variety of commercial and light industrial enterprises.

TYPE: For Sale

INTERNET ID: 133P0222

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Real Estate Grafton
3/97-101 Prince Street
Grafton, NSW
02 6615 1602

Benny Holder
0411132517

- Large Landholding: Approx. 1,436m² - ideal for expansion, storage, or redevelopment (STCA).
- Strong Rental History: Previously returning \$1,500 per week + outgoings, offering solid investment fundamentals.
- Versatile Improvements: Suitable for warehousing, trades, or service-based operations, with ample yard and access space.
- Strategic Location: Excellent connectivity to the Pacific Highway, South Grafton CBD, and regional transport corridors.
- Future Growth Prospects: Located within a rapidly developing regional hub benefiting from continued infrastructure and economic expansion.

Whether you're looking to secure a high-performing investment or establish your business in a key commercial zone, this property delivers outstanding flexibility and income potential.

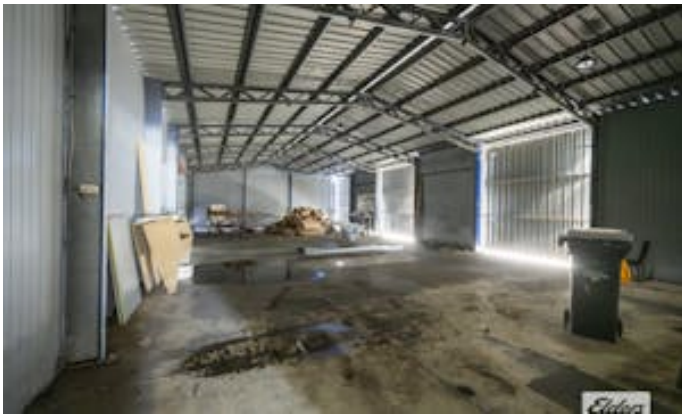
For more information or to arrange your inspection contact Team Benny today 0491 616 380.

Benny Holder Licence No. 20312246

Disclaimer: All information provided in this property advertisement has been supplied to the agent by third parties. While every effort has been made to ensure its accuracy, neither the agent nor the vendor accepts any liability for errors or omissions. Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided

- Land Area 1,436.00 square metre
- Commercial Type:
- Building Area: 124.00 square metres
- Zoning: Zone E3 Productivity Support







69 BENT STREET, SOUTH GRAFTON

