



9 Stockwell Road, JINDERA, NSW 2642

Prime Commercial Opportunity with Dual-Income Versatility

This rare dual-income commercial property, is perfectly positioned for an owner-occupier looking to run a business while collecting passive rent, or a savvy investor seeking to maximize returns across two distinct sectors, this property offers unmatched versatility.

A high-clearance workshop of approximately 300sqm, equipped with an attached spray booth, air compressor and dedicated office area.

Situated on a generous 2,100sqm allotment, the property boasts ample yard space for vehicle storage, equipment, or future expansion, all complemented by convenient, truck access.

The entire perimeter securely enclosed by heavy-duty chainmesh and barbed wire fencing.

A completely separate retail building on-site, sold fully equipped to step straight into or lease out as a functioning takeaway food store. (Not currently operating.)

TYPE: For Sale

INTERNET ID: 300P197260

SALE DETAILS

\$495,000+GST

CONTACT DETAILS

Albury rural

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Albury, NSW

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Noel Furze

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This unique layout allows you to operate your own trade or industrial business from the massive workshop while leasing out the prominent retail takeaway shop, or lease both independently to double your rental yield on a single title.

Whether you are looking to expand your business, or add a high-yield asset to your commercial portfolio, this property delivers on every front.

Call and arrange your inspection today to fully appreciate the scale and capability of this versatile commercial package.

- Land Area 2,100.00 square metres
- Commercial Type:
- Building Area: 350.00 square metres



