



99 Church Street, GLOUCESTER, NSW 2422

Owner Retiring - Exceptional Business & Commercial Property Opportunity

Seize the chance to own a prominent commercial building and a well-established business in the thriving tree-change & tourist destination of Gloucester, NSW.

This is more than just a property-it's an opportunity to step into a successful enterprise while enjoying the benefits of a close-knit regional community.

Prime Commercial Building: Listed price is for the building only - business to be negotiated separately.

Located at the gateway to Gloucester's bustling retail and caf   precinct, this highly visible property offers approximately 176sqm of retail space plus an approximate 67sqm awning area.

Key features include:

- Full glass frontage with double glass entry doors for maximum exposure

TYPE: For Sale

INTERNET ID: L35603739

SALE DETAILS

\$490,000

CONTACT DETAILS

,
Denise Haynes
0414725482

- High ceilings and a spacious layout, perfect for a variety of business uses
- Additional Large awning, ideal for extra workspace, display, or parking
- Updates, including re-wiring, new lighting, skylights, and ceiling insulation
- Comfortable climate control with two reverse-cycle air conditioners
- Warehouse-style brick construction with an iron roof in excellent condition

Established Business - Flanagan's Rural Outfitters:

As Australia's oldest menswear brand, Flanagan's has built a stellar reputation over generations. This purchase includes:

- All stock on hand featuring high-quality, well-known brands
- A loyal customer base and strong regional presence
- A turn-key business with an established name and goodwill

Stock brand example: Levi's, Akubra, Boss Cocky, Buckaroo, Mortels Ugg Boots, Harold Boots, Mongrel Boots, Redback Boots, Burke & Wills, Ringers Western, Pat O'Sullivan, Byron Bay Sunglasses and more.

The Building and Business can be purchased separately.

This is a rare opportunity to own a commercial property and a respected business in a picturesque and growing regional town.

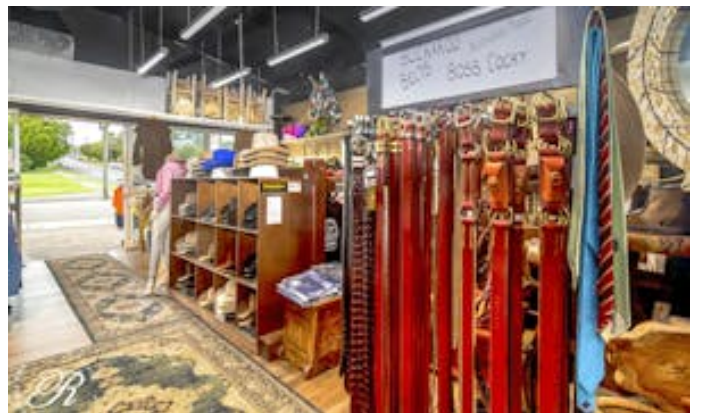
Whether you're looking for a lifestyle change or a solid investment, this package offers both.

Enquire today to secure your future in Gloucester!

Call Denise Haynes- Elders Real Estate R&R Property Group on 0414 725 482

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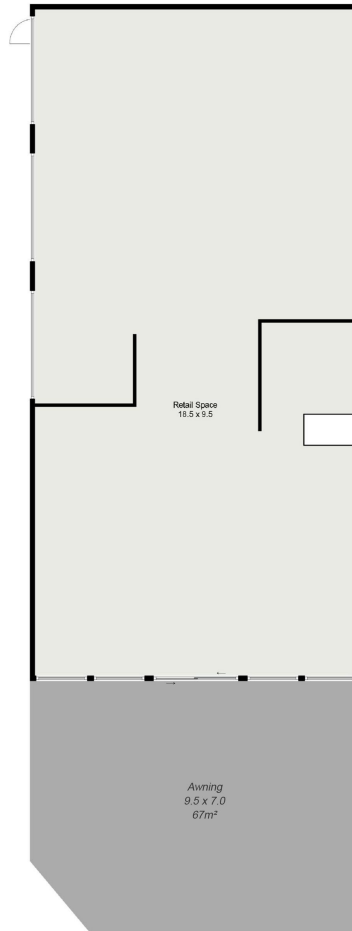
- Land Area 244.00 square metres
- Commercial Type:
- Building Area: 176.00 square metres











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Internal Floor Area: 176m²
Land Area: N/A

Plans and dimensions are depicted as accurately as possible
however, these plans are to be used as a guide only
as variations may be possible.