



252 Stewart Street, BATHURST, NSW 2795

Prime Development or Investment Opportunity

Attention investors and developers - this is your chance to secure a commercial holding in one of regional NSW's most strategic locations.

Situated on a high-traffic corner at the gateway to Bathurst, this 245.3sqm* site offers outstanding exposure along Stewart Street - the main route connecting Bathurst to Orange, Blayney and the wider Central West. With Commercial Centre zoning (E2), the site provides incredible potential for redevelopment or value-add investment (STCA).

Investment Highlights:

- Prominent corner position with dual street access - Stewart St & Lambert St
- Unrivalled exposure at a major intersection and regional transport route
- Zoned E2 Commercial Centre - wide scope for development or commercial use (STCA)
- Just minutes from Bathurst CBD - tightly held commercial precinct
- Current tenant operating as a butcher shop on a flexible week-to-week agreement at

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: L36322155

SALE DETAILS

\$450,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Louise Ireland
0428643586

\$440 per week and annual council rates

- Land Area: 245.3sqm*
- Rates: \$2,927.98 p.a. (2025/26)

This is an exceptional opportunity to develop or reposition a well-located site with excellent fundamentals in a high-growth regional centre.

Don't miss out - contact us today to explore the full potential of this standout commercial asset.

Why Invest in Bathurst?

- Strong population and economic growth
- Major regional infrastructure hub
- Strategic location near Sydney with easy access to Western NSW
- Diverse commercial, retail and industrial opportunities
- Thriving tourism and education sectors

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

- Land Area 245.30 square metres
- Commercial Type:
- Building Area: 137.00 square metres

