



209 Peel Street, TAMWORTH, NSW 2340

Prime CBD Development Holding

Elders Commercial Tamworth are pleased to present to the market 209 Peel Street, Tamworth - a rare and substantial CBD holding offering outstanding development potential.

Key features include:

- Commanding 2,023m²* land parcel in Tamworth's vibrant CBD core
- Dual street frontages with approximately 20m* to Peel Street and Kable Avenue, providing exceptional access and design flexibility
- Zoned E2 Commercial Centre with a 2:1 Floor Space Ratio (FSR), supporting multi-level commercial, residential or mixed-use outcomes (STCA)
- Existing improvements offer interim holding income and adaptive reuse potential
- Vacant possession - ready for immediate redevelopment or repositioning
- Prime CBD location surrounded by key amenities, government services and major retailers

TYPE: For Sale

INTERNET ID: L37530693

SALE DETAILS

\$2,490,000 + GST

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Malcolm Campbell
0418499764

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.

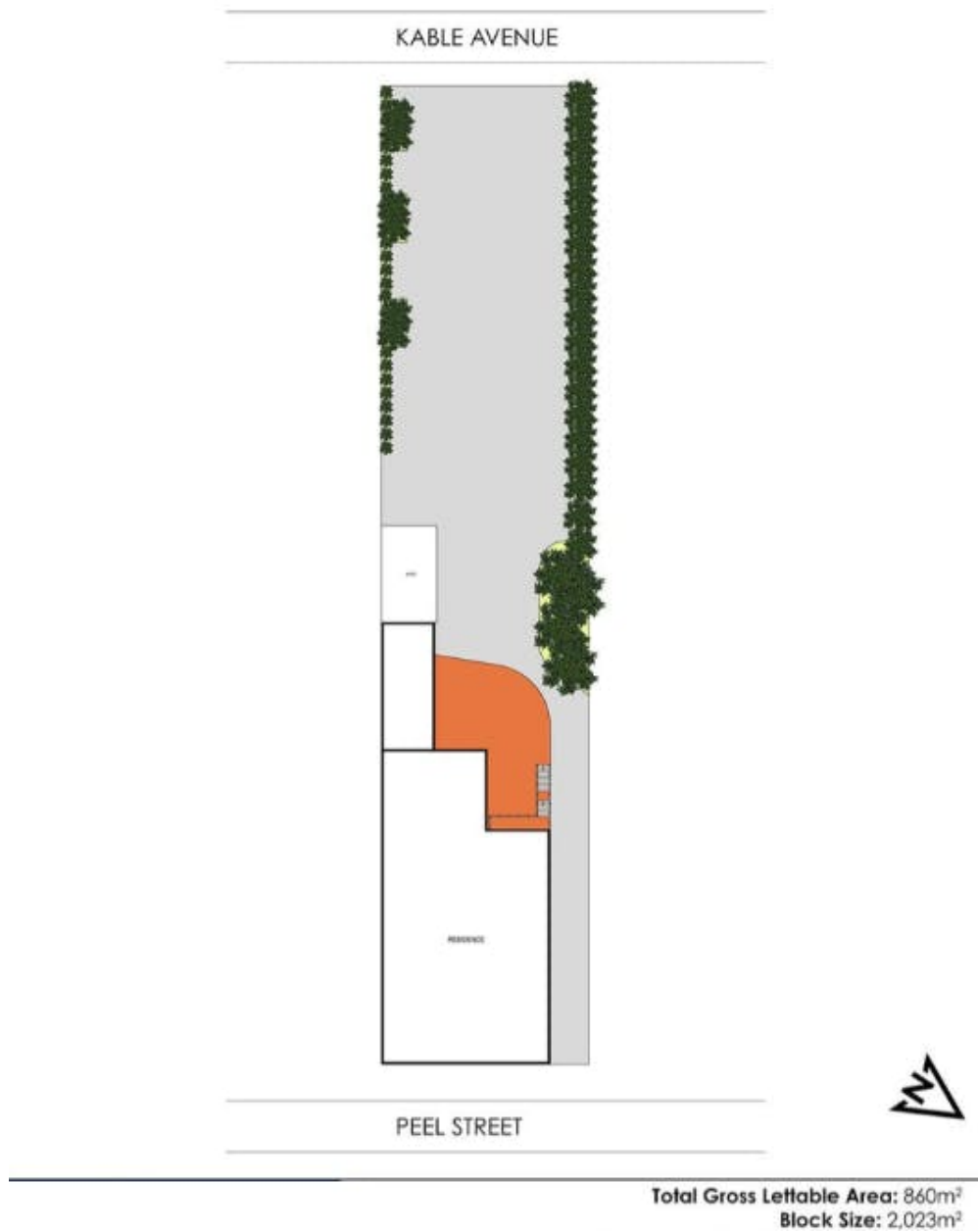
- High-exposure site benefiting from constant pedestrian and vehicle traffic
- Rare opportunity to secure a large-format inner-city site in one of regional NSW's fastest-growing centres
- Ideal for developers or value-add investors seeking scale, position and flexibility

* (approx.)

* All development subject to Council approval.

- Land Area 2,023.00 square metres
- Commercial Type:

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Total Gross Lettable Area: 860m²
Block Size: 2.023m²