



## 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.

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
- High ceilings and a spacious layout, perfect for a variety of business uses

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:** L39735570

**SALE DETAILS**

**\$590,000**

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**  
54 Church Street  
Gloucester, NSW  
02 6558 1507

**Denise Haynes**

- 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.

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

Elders Real Estate R&R Property Group make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes

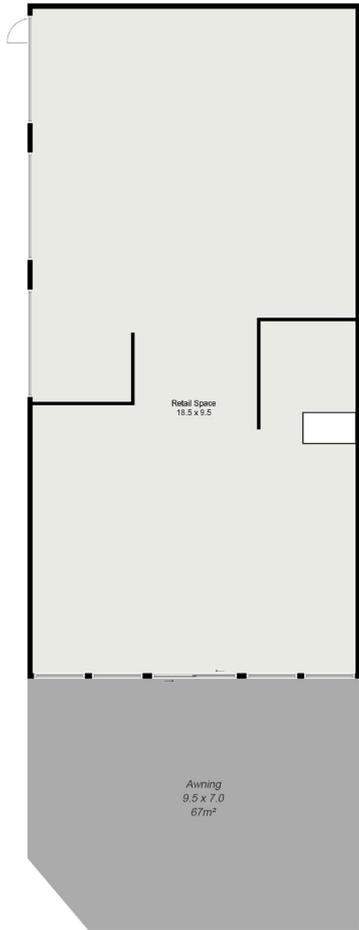
- Land Area 244.00 square metres
- Commercial Type:
- Building Area: 176.00 square metres











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Internal Floor Area: 176m<sup>2</sup>  
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.