



### 18 Main Avenue Yanco NSW

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Situated in the heart of Yanco, in the Yanco Avenue sector, this commercial facility provides the investor the ability to capitalize on the current building which offers a General Store inc (Lotto, Auspost & Takeaway food) & a 3-bedroom residence with generous land area.

**Price** : \$365,000  
**Building Size** : 350 sqm  
**Land Size** : 1012 sqm  
**View** : <https://www.qplrural.com.au/sale/nsw/riverina/yanco/commercial/retail/7466223>

- Current 5x5 year lease in place until 2028 with an option until 2033
- Increases with CPI annually
- Total rental return of \$31,200+ GST per annum

The adjoining residence offers a three-bedroom home with additional office space. With a spacious, open-plan kitchen, living, and dining area. Keep comfortable all year round with the wood fireplace located in the living area as well as the reverse cycle split system. The main bathroom is situated conveniently close to the bedrooms.



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