

28 Sydney Street, Mogo, NSW, 2536



Other For Sale

Saturday, 7 December 2024

28 Sydney Street, Mogo, NSW, 2536

Bedrooms: 5

Bathrooms: 6

Parkings: 2

Type: Other

Residential/Commercial-Cash Cow For The Right person!

Here is something for the person that wants an opportunity and is looking outside the square! Approx. 1973 sqm of land in the creative, artistic tourist village of Mogo, with 244 sqm of commercial/retail space, currently being used as an art gallery and framing business that fronts onto the very busy main street. On the back of the block there is also a DA approval for a 5 bedroom house, designed to be used for air B&B or a guest house that has perpetuity (which means that the DA will not run out over time). The potential is for you to build the house, which is designed to be built in 2 stages, if you want, and possibly rent rooms to people either on a permanent basis or for holiday experiences which may include the people that are coming to experience the new Next Level mountain bike track which starts metres away from the back of this block. Whilst it will have over 170 kms of tracks in time to come, it currently has the first 70 kms of track finished and is receiving a lot of attention from mountain bike enthusiasts already. The back block could also be sub-divided off, with a large part of that done but not going to be completed by the current owner, it is being sold as is and the new owner can complete if they so desire. But why stop there! there is a lot more than that going on. The reality is the commercial building is designed to be split into 3-4 different spaces...you could be leasing out all 3 separately! the front gallery has a massive area, then there is the framing area which again could be a separate business space, and off that again is an extra large double garage space, which locks off from the adjoining buildings and could potentially be leased to someone for storage or another business that could operate from that style of space. The current building has a kitchenette, shower and toilet, is well insulated, 6.6kw of BTG solar, extra high roller doors on the garage area, 22,500 Lt tank and separate entries for all 3 areas as well as parking up the side. The gallery space can be closed off again creating a 4th smaller room, also with its own access, which would suit someone that needs a work area as well as an exhibition area. Also the potential of expansion on that building is a possibility including increasing its footprint or perhaps going up a level (STCA). It would suit a plethora of businesses from arts and crafts to retail to beauty or medical services. Inspections are by appointment only.