



38 & 40 Warialda Street, Yetman



ONE STOP SHOP IN YETMAN

Welcome to the Yetman Store, a versatile and thriving business nestled in the small village of Yetman, NSW. This unique establishment offers a commercial and business opportunity with diverse income sources.

This well-established business boasts a general store and service station, and a 3 bedroom residence, all on a large 4,284sqm block and 2 titles.

The Yetman Store is a one-stop-shop for the local community and visitors alike: fuel (unleaded & diesel), gas, cold drinks and coffee, newspapers, takeaway burgers and pies, alcohol, snacks and grocery items, bags of ice, Post Office, mail, banking facilities, and a community library. Currently staffed with 3 employees.

The post office provides 3 mail runs per week, enhancing community convenience and additional income streams.

The premises is equipped with reverse cycle air conditioning, a large cool room, store room, small commercial kitchen, and an abundance of parking outside.

Nestled just behind the shop is a 3 bedroom home with lounge room, separate dining, kitchen and 1 bathroom. This adds the convenience of living on-site, making it ideal for owners who wish to be close to their business. Alternatively, you may choose to rent the house out and receive another income as an investment property.

Yetman is a little village with Primary School, Codfish Hotel, police station, garage, cricket ground, daily school bus to Warialda (56km) and great fishing

4,284m2

Price	\$520,000
Property Type	Commercial
Property ID	1178
Land Area	4,284 m2
Warehouse Area	400 m2

Agent Details

Wally Duff - 0427 546 146

Office Details

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rdr. rural district residential
real estate

all year round in the Macintyre River. Yetman is located 30km from the QLD border and 120km from Inverell. According to the 2021 census, the population of Yetman was 178.

Freehold house and shop plus business for sale at \$520,000 + SAV.

Also available to purchase is the post office and mail run for sale at \$80,000.

Whether you are looking to invest in a profitable venture or seeking a fulfilling lifestyle change, the Yetman Store offers a fantastic opportunity to be part of a vibrant community while running a successful business. Don't miss out on the chance to own this lovely local small business in the heart of this region.

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