



# CHRIS GRYLLIS REAL ESTATE



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30 June, 2020

Mr RA & Mrs MK Evans  
23 Casuarina Drive  
ORANGE NSW 2800

Dear Rob & Marilyn,

**RE: 139 KITE STREET ORANGE**

Thank you for the opportunity to provide you with a market Appraisal of the above premises.


The property may be briefly described as follows.

- A Commercial building of brick construction
- Comprising of retail/office in the front section and warehouse area at the rear plus mezzanine floor.
- The property is currently leased and receives an annual gross income of around \$56,381.40 per annum including GST.
- The land size is 423.7m<sup>2</sup>

On today's market we believe a price in the vicinity of **\$670,000** may be achieved.

If you require any further assistance please do not hesitate to contact me.

Yours sincerely  
CHRIS GRYLLIS REAL ESTATE

  
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CHRIS GRYLLIS

*Disclaimer: This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken at arriving at the figure we stress that it is only an opinion and not a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.*