



A Rare Opportunity to Own a Piece of History and Create Your Own Legacy



74sq
m

14 Alexandra Street, Berry

Sold

If you are looking for a unique investment opportunity in the charming village of Berry, look no further than this landmark heritage listed building and its successful Contemporary Australian Art Gallery. Built in the 1890s as a butcher's shop, this property has been the home of Precinct Galleries (known fondly as "the Flying Pig") for the past 24 years, attracting visitors from near and far with high-quality art, craft and design. The gallery is a well-known destination with a strong reputation, a loyal customer base, and quality long-term artists and suppliers.

The property is ideally located in the heart of Berry's retail precinct, with street access to the front, a rear public carpark and pedestrian laneway down one side. It also boasts a hidden gem: a vacant block of land beside the building, suitable for further development (STCA). You could expand the current building, create a separate space, or build a two-storey development (STCA) on this approx. 400 sqm plus block zoned E1. The existing building has a 1970's addition at the rear that includes a kitchen, shower, toilet and storage space, which could also be expanded (STCA).

The business is also available to purchase, offering you a rare chance to own a piece of history, an iconic business, and a development opportunity in one of the most sought-after locations in NSW.

Property ID:	L25424822
Property Type:	Retail
Building / Floor Area:	74
Land Area:	411.0 sqm

Leanne Pugh
0409319719
leanne.pugh@berry.rh.com.au

Don't miss this opportunity to secure your future in Berry. Contact us today to arrange an inspection.

There are limitless possibilities for this amazing property, steeped in history and ready for its next chapter... so call us today on 0429 104 011!