



10 - 12 Victoria Street, NHILL, VIC 3418

Buy a bank and watch the money roll in

Positioned in the heart of Nhill's main commercial strip, 10-12 Victoria Street presents a rare opportunity to secure a high-profile, income-producing asset anchored by one of Australia's most recognisable institutions, the Commonwealth Bank of Australia. This well-located commercial freehold combines security, stability, and long-term growth potential, making it an ideal addition to any investment portfolio.

The property is leased to CBA, providing a strong covenant and consistent rental return in a tightly held regional market. With a net lease structure in place, all outgoings are paid by the tenant, ensuring a hassle-free, passive income stream for the investor. The current rent of \$33,660 per annum is complemented by built-in annual increases tied to CPI, or a minimum of 3%, offering reliable income growth year-on-year.

Further enhancing the appeal is the lease security, with additional options secured through to 2030. This long-term lease profile provides confidence and stability, making the property particularly attractive to investors seeking dependable returns backed by a blue-chip tenant.

Situated within Nhill's established commercial precinct, the property benefits from excellent exposure and accessibility, servicing a local population. The town continues to demonstrate steady growth and strong regional demand, with market trends showing consistent value increases over recent years.

TYPE: For Sale

INTERNET ID: 300P196728

SALE DETAILS

\$430,000

CONTACT DETAILS

Horsham

87 Stawell Road
Horsham, VIC
03 5382 8800

Bronson Young
0428 251 075

This property represents an attractive entry point into the commercial market, offering both immediate income and long-term capital growth potential.

Whether you are a seasoned investor or looking to secure your first commercial asset, 10â##12 Victoria Street is a compelling opportunity not to be missed.

- Commercial Type:
- Building Area: 384.00 square metres





