



69 Belmore Street, YARRAWONGA, VIC 3730

Historic Charm Meets Commercial Convenience.

Positioned in the very heart of Yarrowonga's thriving retail precinct, this character-filled commercial property presents an outstanding opportunity for investors, business owners, or those seeking a prominent main street presence. Zoned Commercial 1, the property offers exceptional flexibility for a wide range of business and professional uses (STCA), making it a versatile addition to any investment portfolio.

Currently occupied by a highly regarded florist on a periodic lease, the property provides immediate rental income while retaining the flexibility for future owner occupation or redevelopment of your business vision.

Showcasing an appealing blend of character and functionality, the front showroom/reception area is highlighted by soaring timber-lined ceilings, a feature skylight that floods the space with natural light, and exposed historic red brick walls that create a warm and inviting atmosphere for customers and clients alike.

Further improvements include a dedicated preparation/workroom, partial kitchenette and toilet facilities positioned towards the rear of the building, split system air conditioning for year-round comfort, and a steel garage/storage area providing valuable additional workspace and storage capacity. Rear vehicle access enhances

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TYPE: For Sale

INTERNET ID: 300P198053

SALE DETAILS

\$570,000

CONTACT DETAILS

**Elders Real Estate
Yarrowonga**
48 Belmore Street
Yarrowonga, VIC
03 5743 9500

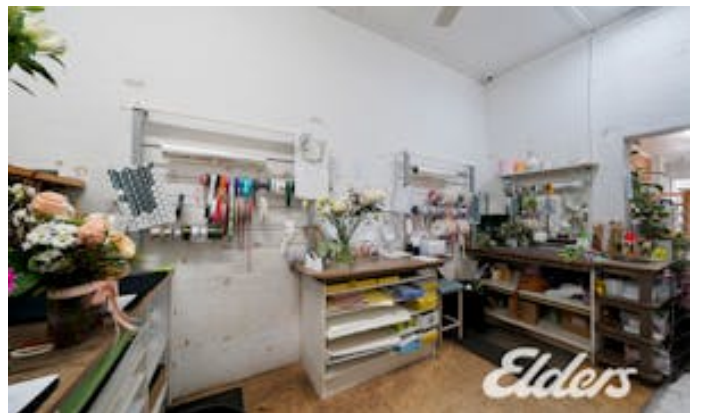
Xavier Leslie
0409 324 037

convenience for deliveries, staff parking, or operational requirements.

With its enviable location amongst Yarrawonga's bustling shopping, dining, and service businesses, this is a fantastic opportunity to secure a character-rich commercial property with income, flexibility, and long-term growth potential.

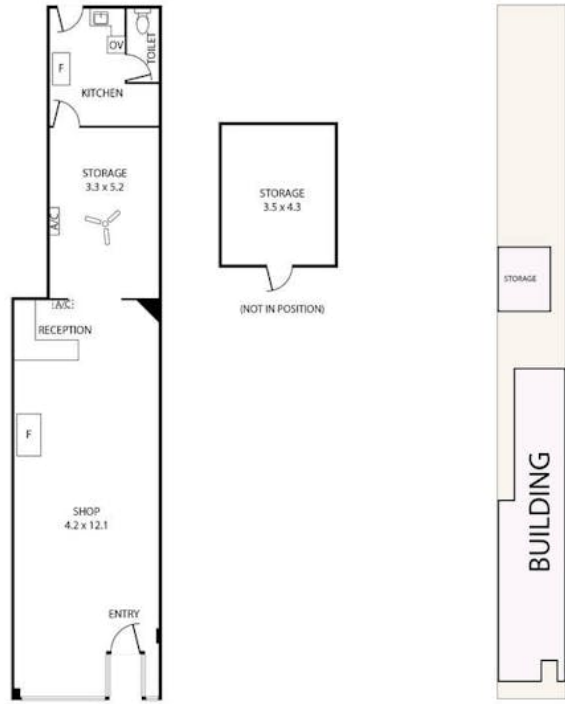
Key Features:

- * Prime main street location in Yarrawonga's busy commercial hub.
- * Commercial 1 Zoning offering a variety of business opportunities (STCA).
- * Currently leased to an established florist on a periodic tenancy.
- * Character-filled showroom with timber-lined ceilings, skylight and exposed red brick walls.
- * Preparation/workroom area.
- * Partial kitchenette and toilet facilities.
- * Split system air conditioning.
- * Steel garage/storage shed.
- * Rear vehicle access.
- * Flexible investment or owner-occupier opportunity.
 - Land Area 219.00 square metres
 - Commercial Type:





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