



## 284 Commercial Road, YARRAM, VIC 3971

### VERSATILE FREEHOLD PREMISES WITH OUTDOOR AREA AND REAR ACCESS

Positioned in a great location with excellent exposure, this well-maintained brick commercial building presents an outstanding opportunity for owner-occupiers or investors alike. Featuring a large glass frontage, the property offers excellent street presence and natural light, creating an inviting space for a variety of business ventures.

Set on approximately 165m<sup>2</sup> of land with a building size of approximately 66m<sup>2</sup>, the premises include a staff kitchenette with sink, cupboard storage and space for a small fridge, along with rear access, backyard space, outside toilet, adding extra convenience and flexibility to the property.

The current business is also being offered for purchase alongside the freehold, not included in advertised price, providing purchasers with the option to continue operating an established business or utilise the property for their own commercial venture (STCA).

Whether you are looking to establish your own business or expand your investment portfolio, this freehold commercial property offers versatility, practicality, and a sought-after location.

**TYPE:** For Sale

**INTERNET ID:** 43P1724

**SALE DETAILS**

**\$279,000**

**CONTACT DETAILS**

**Elders Yarram (formerly Yarram R.E)**

266 Commercial Road

Yarram, VIC

03 5182 6600

**Sonya Brown**

0427 444 244

Give Sonya a call for more information or inspection. 0427 444 244

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 5182 6600.

- Land Area 165.00 square metres
- Commercial Type:
- Building Area: 66.00 square metres





