



70 Vincent Street, ARARAT, VIC 3377

Prime Commercial Freehold Investment – Fully Renovated Office Space

Positioned just metres from the Barkly Street traffic lights, IGA supermarket, and Harvey Norman, this brick veneer commercial building offers an outstanding investment opportunity in a high-exposure location.

Set on an approx. 238sqm block with 136sqm of internal floor space, the property benefits from ample free parking right at the front, excellent accessibility, and a modern professional fit-out.

Property Features:

Recently renovated throughout with new carpet, fresh paint, and modern office layout

Central heating and cooling for year-round comfort

Reception area with built-in desk

Conference room plus 4 private offices

Kitchenette, storage room, and toilet facilities

Investment Details:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 64P2215

SALE DETAILS

\$375,000 - \$395,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings

0417 371 872

Currently leased at \$25,000 per annum + outgoings

1-year lease in place with a 2-year option

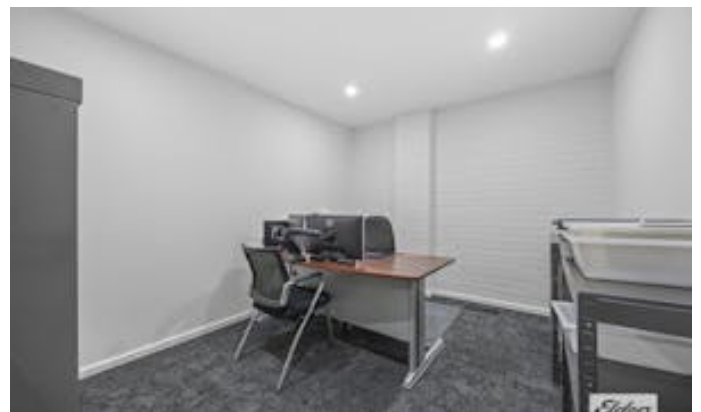
Quality tenant and low-maintenance setup

With its superb location, modern presentation, and secure tenancy, this is a fantastic opportunity to add a strong-performing commercial property to your investment portfolio.

Act now – contact the selling agents today to arrange your inspection.

- Land Area 238.00 square metres
- Commercial Type:
- Building Area: 136.00 square metres

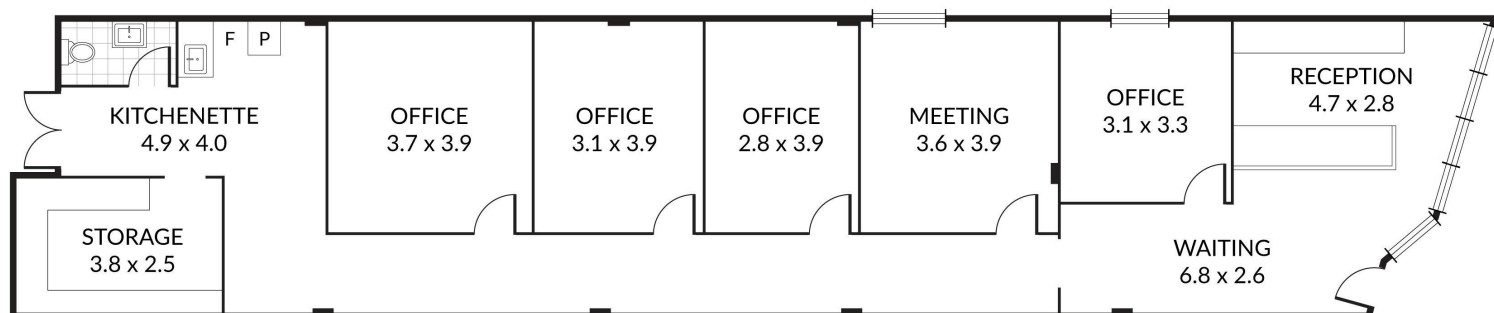






Internal 136m²

70 Vincent Street, Ararat

**Elders**

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.