



142 Main Street, STAWELL, VIC 3380

Modern Commercial Freehold Investment – Prime Central Location

Ideally located and well-presented, this impressive commercial property offers approx. 107sqm of floor space on a 239sqm block, making it an ideal addition to any investment portfolio.

Fully renovated with a modern fit-out, the building comprises a front reception and waiting area, two offices, a conference/office room, storage room, kitchenette, and toilet facilities. Comfort is assured year-round with three split systems throughout, and there are three dedicated carparks at the rear.

Currently leased to a reliable accounting firm at \$15,000 per annum on a 1-year lease with a 2-year option, this is a low-maintenance, income-producing opportunity in a prime location.

Act now to secure this quality investment – contact the selling agents today.

- Land Area 239.00 square metres
- Commercial Type:
- Building Area: 107.00 square metres

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: 64P4560

SALE DETAILS

\$275,000 - \$295,000

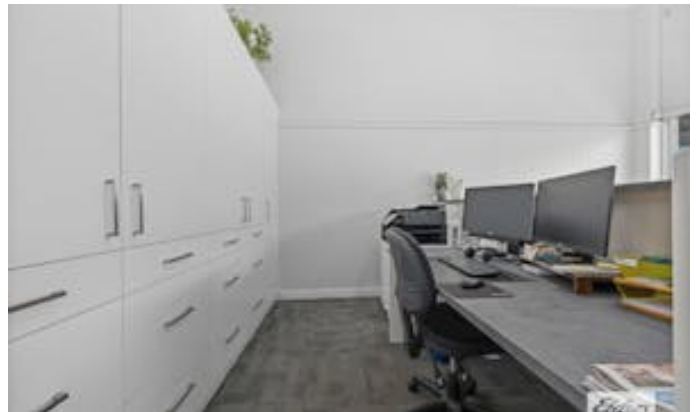
CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings
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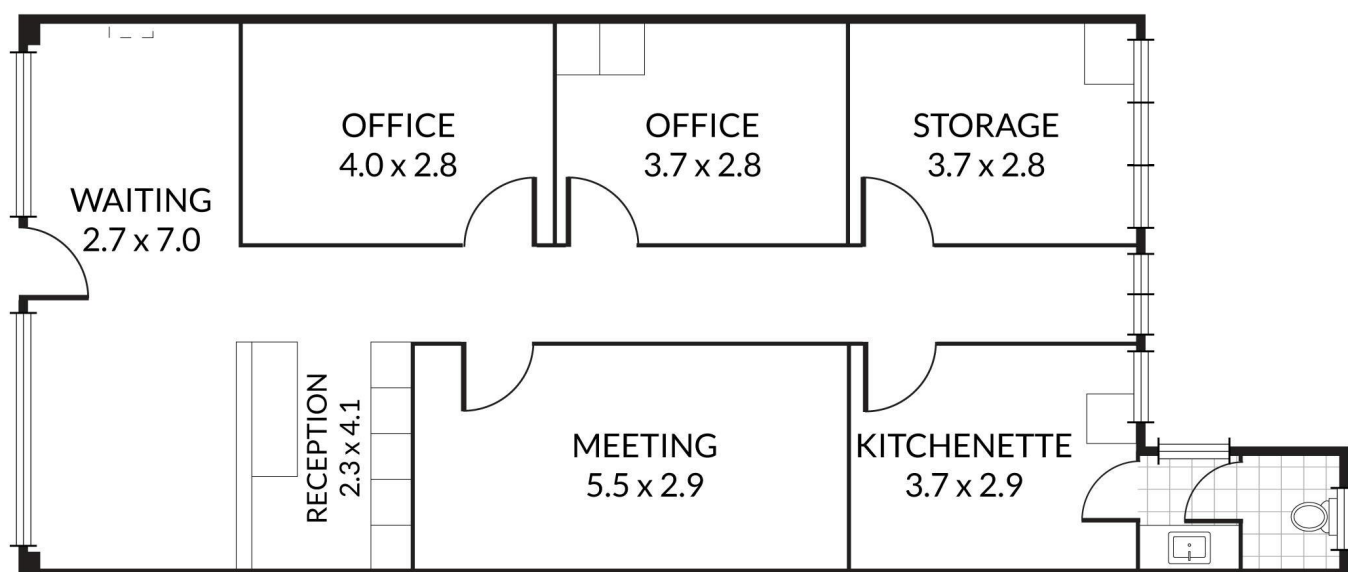






Internal 107m²

142 Main Street, **Stawell**



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