



./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 \$15,600 per annum on a 1-year lease with a 2-year option (which has now been taken up, now leased until June 30, 2028), 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

TYPE: For Sale

INTERNET ID: 64P4892

SALE DETAILS

\$255,000 - \$275,000

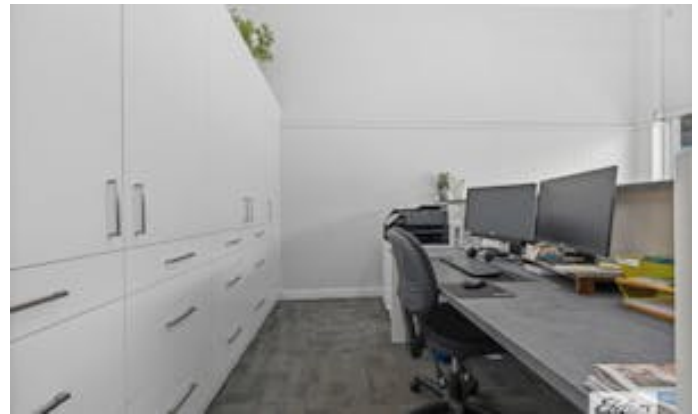
CONTACT DETAILS

Stawell

3 Patrick Street
Stawell, VIC
03 5358 3939

David Jennings
0417 371 872

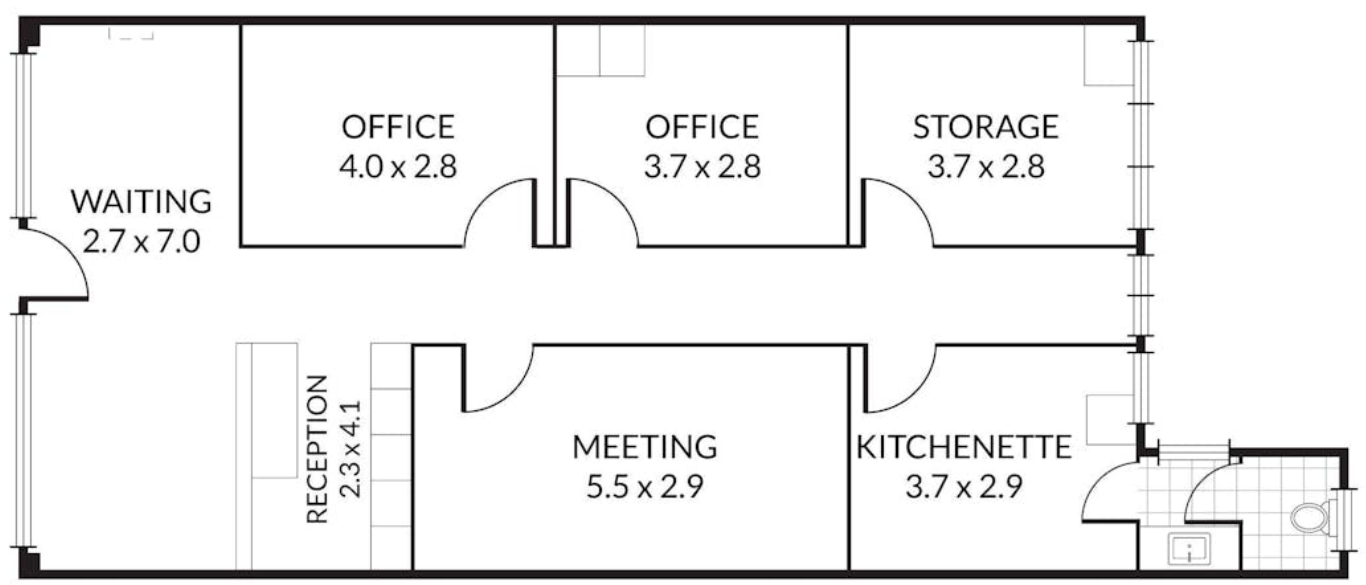






Internal 107m²

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