

107 High St, Broadford, VIC 3658

\$1,200,000 + GST

Medical/Consulting



Broadford Icon: Circa 1860 | Blue-Chip Commercial Investment

This is a rare opportunity to secure one of Broadford's most iconic and historic buildings, originally constructed circa 1860 as a doctor's residence and bush hospital. Today, the property is home to a thriving veterinary clinic, offering a strong and secure investment with a recently commenced current 5-year lease in place and two further 5-year options, returning \$71,177 per annum plus GST.

Rich in character and beautifully maintained, the building showcases stunning period features including pressed metal ceilings with 12-foot height, five original open fireplaces (not in use), polished timber floorboards in selected rooms, and solid handmade brick construction. Thoughtfully updated for modern use, the property includes gas ducted heating, seven split system units for heating and cooling, and a dedicated staff/lunch room.

Recent improvements include extensions and additional rooms completed in 2024, while the slate roof was fully redone in 2021, ensuring long-term peace of mind. Positioned right in the heart of Broadford's main business centre on 1,012 sqm zoned Commercial, this high-profile location offers excellent exposure and future flexibility, making it an outstanding addition to any investment portfolio.

A true blend of old-world charm and modern convenience, with secure tenants already in place, this is a standout opportunity with long-term potential. For further details, contact Gavin today on 0408 359 764.

Open for Inspection

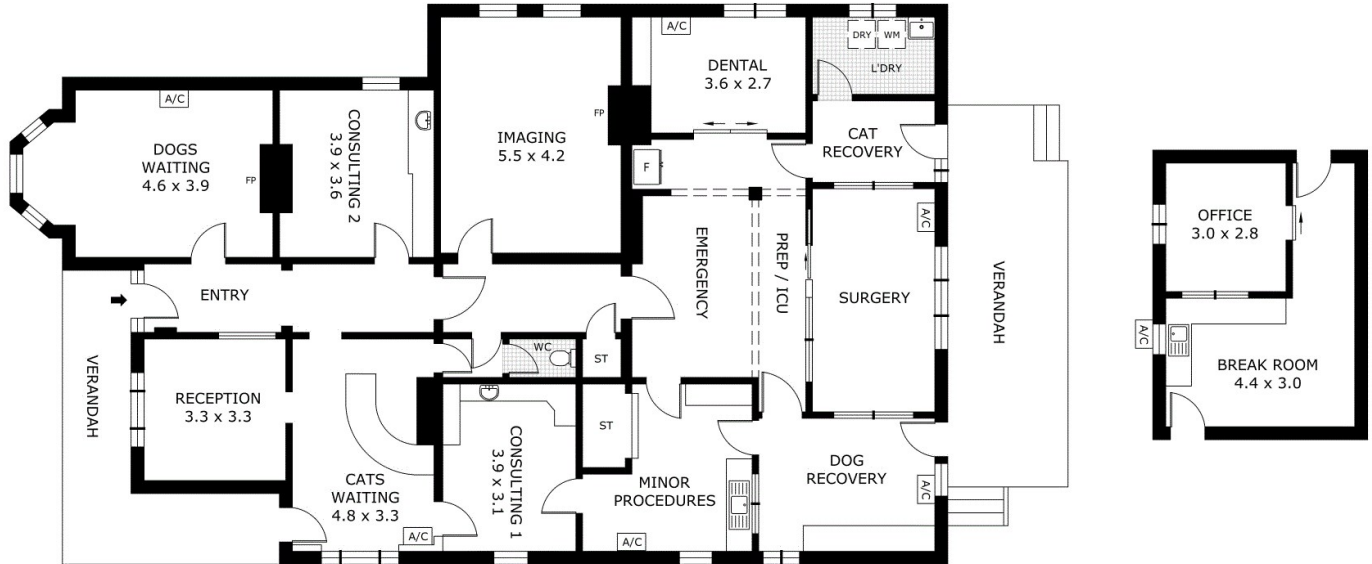
By Appointment.

Listed By

Gavin Henderson



Floorplan



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Building	- 247.4 m ²	
Verandah	- 40.5 m ²	
Total	- 287.9 m ²	

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