

127 Hare St, Echuca, VIC 3564

Sold - 4/05/2026

Retail Shop



## Auction Echuca CBD

High Profile Freehold Commercial Premises.

- Double Fronted Brick Premises.
- Blue Chip Location.
- Concrete Floor.
- Rear Access.
- Single Title.
- Position Perfect.
- Securely Leased.
- Recently Renovated.
- Heated and Cooled.
- Staff Facilities.

Tenant / Lease Details.

Tenant: Catalogue Clothing Pty Ltd. ( Mara + Stone Ladies Fashion )

Lease: 5 Years From 15/3/2025.

Options: 2 x 5 Years.

Rent Increases: 3% Annually.

Rent: \$66,950 P/A Plus GST Plus all normal Outgoings.

Land Area: 5.82 m x 27.43 m 160 sqm.

Building Area: 160 sqm with rear access.

Landlord favourable Net Lease with Tenant responsible for all usual outgoings including rates and Insurance as per the lease. Fixed compounding 3% Annual rent increases ensuring continued growth.

Echuca / Moama is a Murray River Tourist Mecca, with a trade catchment of some 60,000 people plus all year round holiday influx.

### Listed By

Gary Wood  
Phone: (03 ) 5482 2111  
Mobile: 0408 505733

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Open for Inspection

By Appointment.