

2-10 Radcliffe St, Echuca, VIC 3564

\$2,200,000

Industrial Land



Amazing Opportunity on Expansive Corner Site

This exceptional, fully leased commercial complex consists of two premises and offers the astute purchaser, a prime position with a secure income.

Home to the popular Radcliffe's Restaurant and TwistED Science - Echuca, these well-established businesses are exemplary tenants.

Echuca is one of the most highly sought-after tourist destinations in Victoria and with this property located in the heart of the Echuca Port Precinct, it really does pose the perfect location for your next investment.

Total Land size - 1,708m²
Zoned - Commercial 1
Long-term tenants in place..

TwistED Science - Echuca has a 3 year lease in place which commenced on the 1st of July 2021 with further 3 year options available until the 30th of June 2033. Rental will be \$44,153 PA plus GST as of 1/7/2025 (CPI Increases Annually) Outgoings 40% of Water and Shire Rates.

Radcliffe's Restaurant has a 5 year lease in place which commenced on the 1st of April 2016, with further 5 year options available until the 30th of June 2036. Rental will be \$112,176.17 PA plus GST as of 1/7/2025 (CPI Increases annually) Outgoings 60% of Water and Shire Rates

Total return: \$156,329.17 PA plus GST

Please Note: This property was not affected by the 2022 flood

Open for Inspection

By Appointment.

Listed By

Andrew Lochhead

Andrew Lochhead

