

200 Commercial Rd, Morwell, VIC 3840

\$60,000 per annum plus outgoing  
plus Gst

Retail Shop



## High profile commercial building for lease in the heart of

Prominent corner site in the heart of Morwell, the centre of the Latrobe Valley.

- BUILDING AREA | 420m2 approximately
- High foot traffic
- High profile two storey building
- Next to Morwell station and right on the most busy street of Morwell
- Long term lease available
- TWO EXTRA OFFICES WITH SEPARATED ENTRY , CAN BE SUBLET OR RENT OUT TO SEPARATED TENANTS
- RENT ARE NEGOTIABLE , PLEASE CONTACT OUR AGENT FOR MORE DETAILS

**Open for Inspection**

By Appointment.

### ESTIMATED OUTGOING SCHEDULE

Items 2022-23

Council Rates \$ 7,450

Water Rates \$ 1,100

Insurance \$ 4,500

Essential Safety

Measures Annually \$ 1,100 -

Total Annual (excluding GST) \$ 14,150 Monthly \$ 1,179.16

### Listed By

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