LJ Hooker Bairnsdale
195 Main Street,
BAIRNSDALE VIC 3875

25A Esp, Paynesville, VIC 3880

Under Contract

Office Suite











INVESTMENT OPPORTUNITY.

Positioned in the heart of Paynesville’s prime retail precinct, this exceptional freehold property presents a rare investment opportunity in a high-demand location. Just moments from the supermarket, boat ramp, and popular caf&aecute;s, the property benefits from strong foot traffic and excellent local amenity.
Set on approximately 189m² of land, the property includes a well-maintained building of around 95m², complemented by valuable rear car parking. Its strategic location ensures consistent exposure and long-term tenant appeal.
Securely leased through to 2028, with two additional 5-year options, the property delivers reliable income with annual rent increases already in place. Currently returning in excess of 6.5%, this is an ideal addition to any investment portfolio.
A smart, low-maintenance investment in a tightly held retail strip—don’t miss this opportunity to secure a solid income-producing asset in thriving Paynesville.

Open for Inspection

By Appointment.

Listed By
Steve Holmes
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Mobile: 0408 524 892

Listing Number: 3530448

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.