

25A Esp, Paynesville, VIC 3880

\$485,000

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 cafe'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

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