

34A Aitken St, Gisborne, VIC 3437

\$1,450,000 - \$1,550,000 + GST if applicable

Retail Shop



## Outstanding Commercial Freehold - First Time Offered in 20 Y

An exceptional opportunity presents to acquire a prominent commercial property in the thriving Gisborne township. Offered for the first time in two decades, this well-established site has been owned and operated by the same proprietor for 20 years and now awaits its next chapter.

**Open for Inspection**

By Appointment.

Commanding excellent street exposure directly opposite the Gisborne sporting grounds and bustling Gisborne Sunday Market, the property enjoys dual frontages to Aitken Street and Heritage Way, providing valuable dual access, side/rear entry, and convenient onsite parking.

Comprising a floor area of approximately 167.3m<sup>2</sup> on a landholding of 439m<sup>2</sup> (approx.), the property is zoned Commercial 1, offering flexibility for a wide range of business or investment purposes.

Additional features include a wood fire Coonara, ceiling fans, and two reverse-cycle split systems ensuring year-round comfort.

\*Vacant possession is available, with the option of a short-term lease if required.

Located approximately 55 kilometres from Melbourne's CBD, this is a rare opportunity to secure a versatile and highly visible commercial holding in one of Gisborne's most tightly held precincts.

Contact Ken Grech - 0418 509 710

\*ID required upon inspection.

### Disclaimer

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### Listed By

Ken Grech  
Phone: (03) 5428 4007  
Mobile: 0418 509 710

