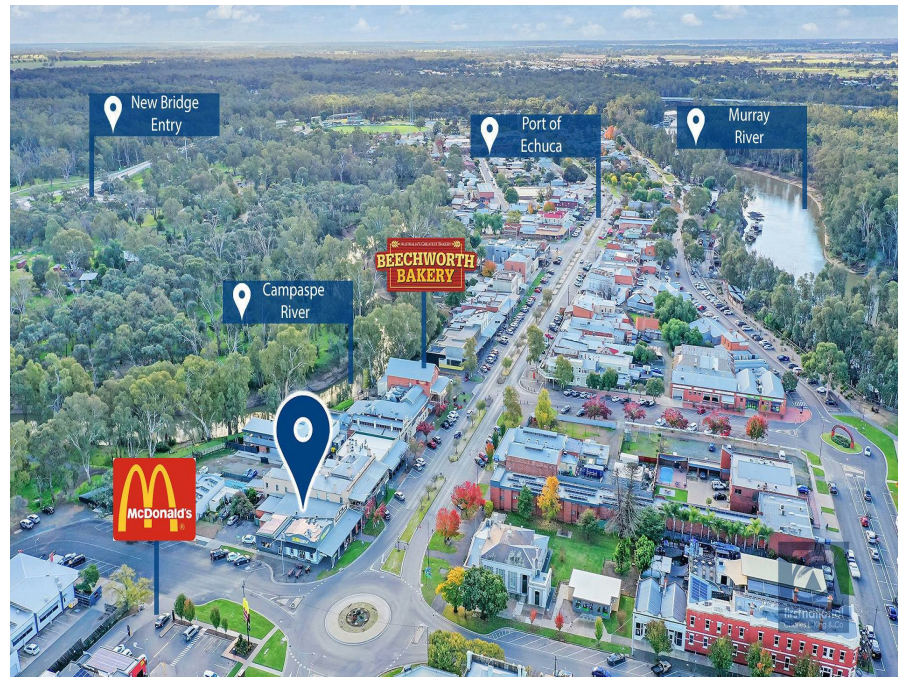


491-497 High St, Echuca, VIC 3564

Sold - \$1,325,000

Office Suite



SOLD \$1,325,000 Executors Auction - Central Echuca Commer

- * Opposite McDonalds, one of Echuca's most prominent corner locations.
- * Dual Fronted Premises with excellent exposure.
- * Outstanding investment opportunity with upside.
- * Two premises, one with a national tenant - Subway.
- * National tenant has a new 7 year lease.
- * Located in thriving commercial and tourist hub.

CURRENT RENT:

1. Subway
\$60,770 plus GST.
7 year lease plus 2 further terms of 7 years.
Rental increase of 3% per annum.

2. Vacant building (was Vintage Bazar)
\$36,000 potential rent per annum

This property will take place at 'The Mercure Port of Echuca' at 465 High Street, Echuca on Saturday 6th April at 1pm.

Open for Inspection

By Appointment.

Listed By

Troy O'Brien
Phone: (03) 5482 2111
Mobile: 0418570576

Gary Wood
Phone: (03) 5482 2111
Mobile: 0408 505733

