

52 Station St, Seymour, VIC 3660

\$1,975,000 + GST

Retail Shop



'52 Station Street' - Prime Freehold Investment in the Heart

'52 Station Street' presents a rare opportunity to secure a quality freehold investment in a high-exposure location within Seymour's vibrant main shopping and commercial precinct. This impressive two-storey property offers a dynamic mix of well-established tenants, delivering both stability and diversity to its rental income.

The ground and upper levels feature a combination of retail and four upstairs individual leased office spaces, with current tenants including the popular Baracca Lane Cafe with outside court yard dining, Berry Street

(downstairs office), SMC Executive (upstairs office), Maeco Builders (upstairs office), Adios Design Studio (upstairs office), Height Capital (upstairs office) and Miss Wildflower Florist (retail shopfront). Together, they create a thriving and secure tenant mix with a strong presence in the community.

Set on approximately 721 sqm of land with a total building area of around 470 sqm, the property benefits from excellent exposure opposite the V/Line train station offering direct services to Melbourne's CBD. Zoned Commercial 1, the location is perfectly positioned for retail and professional services, making it a sought-after investment.

With a current rental yield of \$118,000+ per annum, '52 Station Street' offers the astute investor a strong return alongside the security of established tenants. This is truly a fantastic freehold opportunity in a premium position within one of regional Victoria's most accessible growth areas.

Please contact Gavin Henderson on 0408 359 764 with any enquiries or to arrange an inspection. *All inspections are strictly by appointment only.

Open for Inspection

By Appointment.

Listed By

Gavin Henderson



Floorplan

52 STATION STREET, SEYMOUR



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.