

**77 Elizabeth Streetc , Edenhope, VIC 3318**

**\$139,000 plus GST [If Applicable]**

Office Suite



## Affordable Investment - Call today.

Opportunities don't come along often like this one. This property has main street frontage and potential to develop the site next door.

Building: Brick building, glass frontage, waiting area, large reception desk, hot water service, managers office, file room, storage area, bank vault, kitchen & toilet facilities. Externally, carport, parking area and rear lane access. Formerly occupied by a Solicitor Firm.

Land: 698 sqm, 17.9 m frontage, located in the main street of Edenhope, with scope to develop another commercial building right next door on the vacant land. Surrounded by quality businesses, carparking and rear lane access. Potential development site for dual occupancy rental income. Subdivision potential STCA.

The options are yours - Purchase as an investment property or to move your business in & occupy.

Expected Rent: \$750.00 per calendar month plus GST [if applicable].

Outgoings paid by Tenant: Council Rates \$847.44, Water Rates, GST [if applicable], Public Liability, Plate Glass Insurance and Building Insurance.

Zoning: Township Zone.

This property has plenty of scope and potential, ideal for the astute investor or superfund.

Call Nola @ Horsham Real Estate: 0418 504 855

### Open for Inspection

By Appointment.

### Listed By

Nola Brown

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