Horsham Real Estate
13-17 Firebrace Street,
Horsham VIC 3400

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 volt, kitchen & toilet facilities. Externally, carport, parking area and rear lane access. Formerly occupied by a Solicitor Firm.

Open for Inspection

By Appointment.

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

Listed By
Nola Brown

Mobile: 0418 604 855

Nola Brown

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Listing Number: 3483558

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.