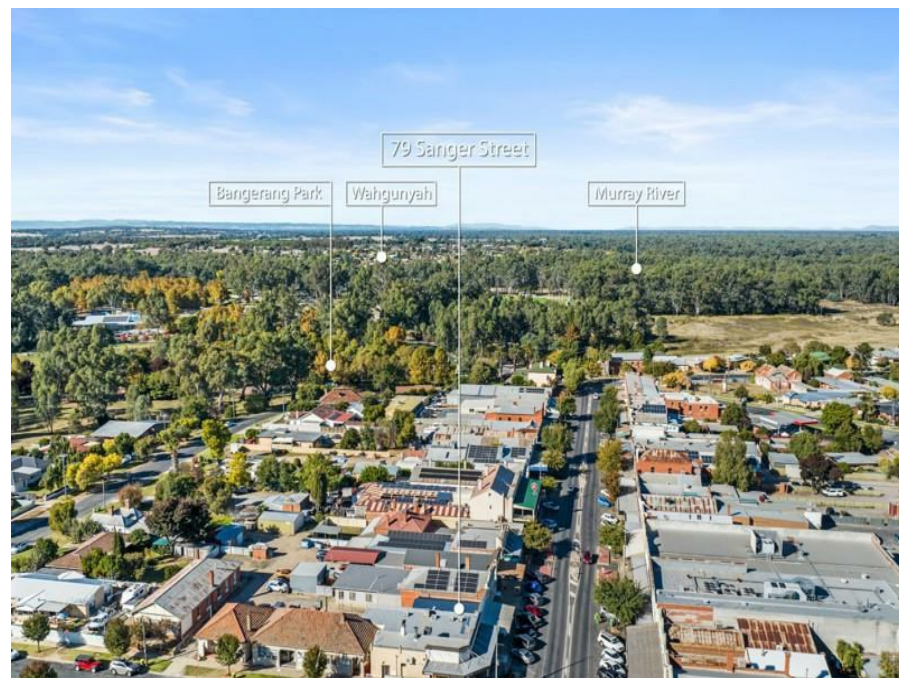


## 79 Sanger St, Corowa, NSW 2646

Sold - \$370,000

Medical/Consulting



### BANK ON THIS!

The opportunity to secure this blue chip investment in the heart of the Corowa CBD presents itself in this well-appointed building with a modern fitout.

Home to the Hume Bank, the building offers approximately 100m2 of office space and amenities, and rear parking to complement the ample on-street parking on Sanger Street.

Please note that while there is no lease in place, the property is being sold with the Hume Bank committing to a new 3 year lease with a 2 year option with the new owner at \$24,750 pa with annual increases, securing your investment to 2027 with options to 2029!

Corowa is a busy regional city on the banks of the Murray River and boasts a steady population of over 5,500 residents. Corowa is the major retail and commercial hub for surrounding towns including Rutherglen, Wahgunyah and Howlong.

### Open for Inspection

By Appointment.

### Listed By

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Natalee Willson

