

Shop 7/74-78 Evans St, Sunbury, VIC 3429

\$600,000 - \$630,000

Retail Shop



Prime Commercial Opportunity in Thriving Location

Positioned in a high-exposure commercial strip, this outstanding property offers a rare investment or business opportunity in a sought-after location. With excellent street frontage, ample parking, and a secure lease in place, it's an ideal addition to any portfolio.

Featuring a welcoming front verandah and expansive window for maximum visibility, the property includes a spacious showroom, kitchenette, and toilet facilities-perfect for a variety of business uses.

Key Highlights:

- Prime position in a busy commercial precinct
- Excellent street exposure with large display windows
- Front verandah providing additional customer appeal
- Spacious showroom with functional layout
- Kitchenette and toilet facilities for staff convenience
- Ample customer and staff parking
- Secure lease until December 2027 with a 3-year option
- 4% annual rent increases
- Current rental: \$25,000 p.a. + GST & outgoings

A fantastic opportunity for investors seeking a secure, long-term return or business owners looking to establish themselves in a high-traffic location.

Enquire today!

Disclaimer

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Open for Inspection

By Appointment.

