

Shops 1&2/89A Piper St, Kyneton, VIC 3444

\$1,500,000

Medical/Consulting



Dual Income Freehold - Fully Leased Investment

A premium commercial freehold positioned on iconic Piper Street, offering two fully leased retail tenancies with long standing operators and secure rental covenants. Both leases include structured options and fixed annual increases, delivering reliable, low maintenance income well into the next decade.

Key Features

- Two established tenants with strong trading history
- Combined net income of \$74,545.68 p.a.
- Fully recoverable outgoings
- High foot traffic location in Kyneton's premier retail strip
- Solid brick building with excellent street presence
- Low vacancy risk in a tightly held commercial precinct
- Commercial 1 Zone (C1Z)
- 15.54KW of solar panels to shop 2

Tenancy Snapshot

- Shop 1: \$41,600.04 p.a., expiry 30 June 2028, 2x3 year options
- Shop 2: \$32,945.64 p.a., expiry 5 August 2027, 2x5 year options

A standout passive investment offering secure cashflow, strong location fundamentals, and exposure to one of regional Victoria's most resilient retail markets.

Information Memorandum - <https://vltre.co/t0H4Pm> (copy & paste link to view)

Contact David Oliver - 0403 023 706

*ID required upon inspection.

Open for Inspection

By Appointment.

Listed By

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