

52 McCallum St, Swan Hill, VIC 3585

Sold - 26/05/2023

Office Suite



Position, Exposure & Accessibility

Commercial freehold properties always have a number of endearing features and the right combination creates suitability for your own business use. However, buyers should always keep an eye for the factors that create appeal for lessees as well as future potential owner/occupiers should you ever decide to sell.

Open for Inspection

By Appointment.

A location within 150 metres of the Swan Hill Post Office and nestled between the two main shopping streets in the CBD is about as sweet a location as you will find. And being directly opposite the iconic Swan Hill Town Hall is about as central as you are likely to be.

A frontage of almost 8 metres is quite substantial and provides great exposure to the heavy traffic past the property and to the very high volumes of traffic on the north-south streets either side.

Add to this ample kerbside parking right at the front of the building, and across the road as well as a large council carpark only 50 metres away provides great accessibility - but wait, there's more! The property has a fully concreted laneway across the rear boundary with a wide roller door access - how much easier can it be?

So whether you are investing or seeking a new home for your expanding business, do yourself the favour of investigating this established commercial freehold, right in the centre of the action.

Think of the key elements of value - location, exposure, accessibility and you will quickly understand the potential of this property to suit your needs, and more. This could be yours for only \$340,000 + GST.

Listed By

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