

77 Elizabeth St, Edenhope, VIC 3318

Sold - \$101,000

Office Suite



Solid Tenant/Potential Development

Opportunities don't come along often like this one. Solid law firm tenants, main street frontage and potential to develop the site next door. Solid long term tenants since 1994, with the current lease expiring 30 Sept 2023 with 2 further terms of 3 years.

Current Rent: \$480.67 per calendar month plus GST [if applicable].

Fixed rent for first term, Current Market Rent Review at the end of each term & CPI Rent Increase for all further terms.

Outgoings paid by Tenant: Council Rates \$847.44, Water Rates, GST [if applicable], Public Liability, Plate Glass Insurance and Building Insurance.

Building: Brick building, glass frontage, waiting area, large reception desk, hot water service, managers office, file room, storage area, bank vault, kitchen & toilet facilities. Externally, carport, parking area and rear lane access.

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

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

Open for Inspection

By Appointment.

Listed By

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