

**194-196 High St, Broadford, VIC 3658**

**Sold - 22/12/2021**

Commercial Land



### Commercial Zoned on 1914m2 (approx.)

We all know the demand for property is high, but the demand for commercial property is even higher! With that in mind I am excited to introduce a true rarity to the market. Consisting of almost 1914 m2 (approx.), this prime site is located on the service road running parallel to the main road in the busy township of Broadford. With such a prominent position, and plenty of off street parking, the site has unlimited potential. Whether you need a retail space, workshop, space for storage, parking or development (STCA), to start up your new business or upgrade your current location to a better spot, this is a very real chance to take advantage of a moving market and secure a seldom available commercial property with street frontage before it becomes unaffordable.

Included in the sale is a solid 10 x 15m garage featuring two high clearance roller doors, concrete flooring, 3-phase power and recently upgraded industrial lighting. In addition, a freshly painted office space with private entry and two storage areas complete the main building. Separate to this, the property also boasts a second building, which has been stripped ready for a reno or demolition - so the choices are many. The time is now to lock in the auction date and get yourself organized because once it's gone, it's gone!

#### Open for Inspection

By Appointment.

**Listed By**  
Stuart Rimmer

