

280 Hare St, Echuca, VIC 3564

Sold - \$400,000

Industrial Land



Fantastic Buying in the Heart of Echuca

This commercial building is located in a prime location in the heart of Echuca, close to the Echuca CBD and Port Precinct. With a modern reception area, five treatment rooms, a private staff room & kitchenette area and single car space at the rear, this building is perfect for medical or beauty-related businesses.

Currently tenanted by a wonderful tenant returning \$2,080 per calendar month (excluding GST) with a lease in place until the 13th of February 2025 and a further three year option with 4% fixed percentage rental adjustments per annum available to the tenant.

This property is ideal for investors looking to add to their portfolio. This could be your next perfect investment opportunity!

Approx. Land size - 177m²

Approx. Building size - 110m²

Outgoings paid by the tenant to the amount of approx. \$5,000 PA

Open for Inspection

By Appointment.

Listed By

Andrew Lochhead

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