## 491-497 High St, Echuca, VIC 3564

Office Suite







Sold - \$1,325,000









SOLD \$1,325,000 Executors Auction - Central Echuca Commer

- \* Opposite McDonalds, one of Echuca's most prominent corner locations.
- \* Dual Fronted Premises with excellent exposure.
- \* Outstanding investment opportunity with upside.
- \* Two premises, one with a national tenant Subway.
- \* National tenant has a new 7 year lease.
- \* Located in thriving commercial and tourist hub.

## CURRENT RENT:

1. Subway

\$60,770 plus GST.

7 year lease plus 2 further terms of 7 years.

Rental increase of 3% per annum.

2. Vacant building (was Vintage Bazar)\$36,000 potential rent per annum

This property will take place at 'The Mercure Port of Echuca' at 465 High Street, Echuca on Saturday 6th April at 1pm.

## **Open for Inspection**

By Appointment.

**Listed By** Troy O'Brien

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Listing Number: 3404684