

## 39 Meninya St, Moama, NSW 2731

Sold - \$1,106,000

Office Suite



## SOLD \$1,182,000 Executors Auction Central Moama Freeh

- \* Long standing tenants (including one national tenant).
- \* Securely leased buildings in the heart of Moama's main street.
- \* Will benefit from the recent re-development grant secured for Meninya Street.
- \* Securely leased buildings in prominent high profile corner location.
- \* Two street frontages.
- \* Will benefit from the recent re-development grant secured for Meninya Street.

### CURRENT RENT:

1. Moama Post Office.

Rent \$32,851.14 plus GST

From 1/1/2023 3 year term plus 2 further terms of 3 years.

CPI rental increases annually.

2. DS Accounting Moama.

Rent \$28,130 plus GST

From 1/7/2023 3 year term plus 2 further terms of 3 years.

CPI Increases annually.

Total Net Rent: \$60,981.00 ( Approx )

Total Land Area: 380 M2

Total Build Area: 360 M2

An outstanding opportunity to secure commercial real estate in the thriving part of central Moama.

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

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