



22-24 Newman Street, Wangaratta VIC 3677

## VERSATILE COMMERCIAL INVESTMENT

- Area of approx. 1,100m2 warehouse & workshop set on 2,576m2 block
- Additional Office space of approx. 50m2 with 2 split systems
- Located in Newman Street with good exposure & high traffic flow
- 3 large access doors - approx. 3.7m wide x 3.7m high, 8.3m x 5m & 8.3m x 5.8m
- All concrete floor, 2 evap. coolers plus 3 phase power
- Mezzanine tearoom, security fenced & good customer parking
- Rent \$59,000 pa plus GST and outgoings
- Available: by negotiation

Retail  
FOR LEASE

1150sqm



**Commercial Property**

**Management** [Commercial@garrynash.com.au](mailto:Commercial@garrynash.com.au)