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REAL ESTATE | Ararat



**134 Main Street, Stawell VIC 3380**

## Commercial Rental Investment Freehold - For Sale

Super Fund or Portfolio Investment - Returns 9.35% approx.

3 incomes from 2 shops and residential flat on one title

Prime location central Main St frontage as well as Baylis Street at rear

Adjacent to Supermarket & council car parks for high traffic flow & profile

Historic shop building & upstairs flat with character & Heritage facade

Plus a modern Architect designed, unique, functional & low maintenance shop studio

All with great tenants with good rental history

Land over 360 sq.m. approx.

Potential to develop additional shop around 74sq.m. on the vacant land

Great position and huge potential

Enquire Now

Retail

FOR SALE

\$290,000

287sqm



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