



**first  
national**  
REAL ESTATE | Ararat



**46 Albert Street, Ararat VIC 3377**

## **5 x 5 x 5 year lease - Great Investment**

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Great Leased Commercial Freehold Investment Property.

Prime Barkly Street Central Corner site.

Huge 3057 sq.m. site with 3 road frontages for easy access.

High exposure corner site opposite car wash.

Large Multi-purpose Building around 1,170 sq.m.

Rent \$36,000 p.a. with annual CPI increases.

Good tenant with growing business.

Ideal investment with Development potential for the future.

Retail

FOR SALE

\$560,000

1170sqm



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**Phil Clark**

0417 509 025

[philip@fnararat.com.au](mailto:philip@fnararat.com.au)