



**first
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REAL ESTATE | Ararat



70 Barkly Street, Ararat VIC 3377

Commercial Retail Premises - "Paris End"

Barkly St CBD, Solid Brick Building, ideal Retail shop or Investment.
Light & bright north facing with large display windows.
Freshly painted outside, lovely polished hardwood timber floors.
Around 140 sq.m. including basement with cool room (70sq.m. shop & 70sq.m. basement).
2 year lease expires 31 August 2015 with 2x2 options.
Net Rent \$10,734, Tenant pays all usual outgoings.
Split system Air con plus a gas heater.
Large block of land with laneway access at rear.
Option of short term lease income or owner occupy.

Retail
FOR SALE
\$185,000
140sqm



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