



1-3 Murray Valley Highway, Yarrawonga VIC 3730

ESTABLISHED PETROL & HARDWARE COMPLEX

- * Impressive facility with national brand tenants Home Timber & Hardware (WB Hunter) & United Petroleum
- * Annual CPI rent reviews, tenants pays all usual outgoings
- * Comprehensive improvements totalling 7,174m² include retail department, trade & garden facilities, petrol station, car wash & showroom/warehouse (vacant) plus 71 lined car spaces
- * Large 1.968Ha (19,689m²) approx. landholding, generous 120m approx. frontage with approved 3 lot sub-division
- * Yarrawonga/Mulwala: Growing twin towns with trade catchment of 15,000 plus seasonal holiday surges to 25,000 approx.
- * Combined Rent: approx. \$389,134 p.a.
- * Potential Rent: approx. \$492,993 p.a.

Retail
FOR SALE

7174sqm



Sales Team

sales@garrynash.com.au