



**first
national**
REAL ESTATE | Ararat



1 - 3 Ligar Street, Ararat VIC 3377

Highly Affordable, High Yielding

Three classic tenants, three income sources, three separate titles

Leased to well known and long established enterprises

Renewed 5+5 and 3+3+3 year leases with annual CPI and fixed 3% rent increases

Gateway entry to the commercial centre of Ararat

Main road corner site of 952.24 sqm with over 50.31 metres of street frontage

Modernised building office complex of 713 sqm with on-site and kerbside parking

Rent: \$59,364 pa plus GST

In conjunction with Burgess Rawson & Associates Pty Ltd

Auction 11am AEST Wednesday 17 May 2017

CBD River Room, Crown Casino, Melbourne

Offices

FOR SALE

713sqm



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