



134 Main Street, Stawell VIC 3380

High Yielding Commercial Rental Investment

Superb commercial investment property returning around 8% yield for the astute investor. Positioned in a prime Stawell CBD location this property is leased to 3 separate tenants returning \$35,460 per annum. Two new leases and one recent renewal for security of tenure & peace of mind for investors. This great opportunity includes a retail shop with a residence above and an architect designed modern office at rear which fronts Bayliss Street where there is ample car parking and room for further development STCA. The Commercial Premises fronting Main Street has had a recent fit-out which includes new carpet throughout, a new disabled toilet, new kitchenette, freshly painted, two new electrical switchboards, 3 new reverse cycle split system air conditioners plus new roof & gutters. The Commercial Premises fronting Bayliss Street is a modern Architect designed building comprising Reception, two Managers Offices/Consulting rooms, kitchen, staff amenities and an office storage room. It is light and bright with great architectural detail. The 2BR Upstairs Residence has been recently fully renovated and features a new kitchen with stainless steel cooker & dishwasher, complete new b

Offices
FOR SALE

287sqm



Phil Clark

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